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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

MEETING DATE November 30, 2005	CONTACT/PHONE Kerry Brown, Project Manager (805) 781-5713	APPLICANT SBC	FILE NO. DRC2004-00060 and DRC2005-00041				
SUBJECT A request by SBC for a Development Plan/Variance/Coastal Development Permit to allow a new emergency generator to be located in the front setback. The generator is needed to support an existing telephone switching facility. The project will result in the disturbance of approximately 200 square feet of a 6,000 square feet parcel. The proposed project is within the Residential Single Family land use category and is located at 65 13 th Street in the community of Cayucos. The site is in the Estero planning area.							
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Development Plan DRC2004-00060 and Variance DRC2005-00041 based on the findings listed in Exhibit A and B and the conditions listed in Exhibit C.							
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 20, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Hazards/Hazardous Materials, and Noise and are included as conditions of approval.							
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Local Coastal Plan and Small Scale Neighborhood	ASSESSOR PARCEL NUMBER 064-163-016	SUPERVISOR DISTRICT(S) 2				
PLANNING AREA STANDARDS: Setbacks and Small Scale Neighborhood Standards							
LAND USE ORDINANCE STANDARDS: Landscape Plans, Local Coastal Program, and Public Utility Facility							
EXISTING USES: Telephone switching facility							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%; border: none;"><tr><td style="width: 50%;"><i>North:</i> Residential Single Family / residential</td><td style="width: 50%;"><i>East:</i> Residential Single Family / residential</td></tr><tr><td><i>South:</i> Residential Single Family / residential</td><td><i>West:</i> Residential Single Family / residential</td></tr></table>				<i>North:</i> Residential Single Family / residential	<i>East:</i> Residential Single Family / residential	<i>South:</i> Residential Single Family / residential	<i>West:</i> Residential Single Family / residential
<i>North:</i> Residential Single Family / residential	<i>East:</i> Residential Single Family / residential						
<i>South:</i> Residential Single Family / residential	<i>West:</i> Residential Single Family / residential						
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>							

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens' Community Advisory Council, Public Works, Environmental Health, Cayucos Sanitary District, Paso Robles Beach Water Association, APCD, Cayucos Fire Department, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Department	ACCEPTANCE DATE: July 29, 2005

PROJECT HISTORY

The SBC switching facility at 65 13th Street in Cayucos handles telephone and data traffic and ties into other nearby facilities in order to meet the communication needs of the Cayucos residents and the surrounding areas. The facility was constructed in the 1960's. The facility has two sources of power, the primary source are PG&E power lines and the secondary source is a standby engine, which would provide power in the event of a loss of power. SBC is proposing to upgrade the facility's existing emergency power system.

Initially SBC proposed three alternative locations on the site to house the emergency generator and its enclosure. The other alternatives included two in the rear of the site and one on the east side of the site. The neighboring property owners were concerned about noise and aesthetic issues. In order to better fit into the existing residential neighborhood the applicant proposed locating the emergency generator in the front setback to allow for an increased buffer to the surrounding residential properties.

PROJECT ANALYSIS

ORDINANCE COMPLIANCE

Fencing, Landscaping and Lighting

A final landscape plan and an exterior lighting plan are required prior to issuance of building permits. The Landscaping Plan shall include fencing and parking lot landscape requirements pursuant to Sections 23.04.180 through 23.04.190 of Title 23. The exterior lighting plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties, pursuant to Section 23.04.320 of Title 23.

Special Use Standards

23.08.288 Public Utility Facilities

The following requirements are set forth by Section 23.08.288 of Title 23:

- a. **Permit requirements.** In addition to the emergency repair and the general permit requirements of section 23.08.286a and b., Development Plan approval is required for any new facility or modification of any existing facility in the Agriculture, Rural Lands, Residential, Office and Professional, and Commercial land use categories. Development Plan approval is required for any new facility or modification to any existing facility which would increase the structure heights above those specified in section 23.04.124 or modify any operational standards causing an increase in any of the

categories specified in chapter 23.06 of this title. *The applicant is processing a Development Plan and Variance for this application.*

b. Application contents. In addition to the application materials required by Chapter 23.02 (Permit applications), permit applications shall also include descriptions of:

- (1) The proposed design capacity of the facility; the operating schedule; and how the proposed facility interacts with incoming and outgoing utility services. *The facility is existing and the applicant provided an operating schedule for the emergency generator.*
- (2) Plans for any overhead or underground transmission lines, transformers, inverters, switchyards or any required new or upgraded off-site transmission facilities. *The application is for a new emergency generator and does not include any of these items.*
- (3) Proposed erosion control measures, revegetation, screening and landscaping during construction and operation. *The applicant has provided this information; the landscape plan is included in this staff report.*
- (4) An oil and hazardous material spill contingency plan, including a demonstration that all materials can be contained on-site. *The applicant has provided a Hazardous Materials Plan.*
- (5) For electric and telephone centers, estimates of the non-ionizing radiation generated and/or received by the facility. These will include estimates of the maximum electric and magnetic field strengths at the edge of the facility site, the extent that measurable fields extend in all directions from the facility. *The Switching facility is an existing use.*
- (6) The number and identification by trades of estimated construction and operation forces. If construction is estimated to take over six months, the construction workforce shall be estimated for each six-month period. The estimates shall include numbers of locally hired employees and employees who will move into the area, and a discussion of the estimated impact that employees moving into the area will have on housing, schools and traffic. *The Switching facility is an existing use.*

c. Development standards. The following standards apply in addition to any that may be established as conditions of approval:

- (1) **Environmental quality assurance.** An environmental quality assurance program covering all aspects of construction and operation shall be submitted prior to construction of any project component. This program will include a schedule and plan for monitoring and demonstrating compliance with all conditions required by the Development Plan. Specific requirements of this

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environmental quality assurance program will be determined during the environmental review process and Development Plan review and approval process. *The project complies with this standard, see condition # 7.*

- (2) **Clearing and revegetation.** The land area exposed and the vegetation removed during construction shall be the minimum necessary to install and operate the facility. Topsoil will be stripped and stored separately. Disturbed areas no longer required for operation will be regraded, covered with topsoil and replanted during the next appropriate season. *The project complies with this standard.*

- (3) **Fencing and screening.** Public Utility Facilities shall be screened on all sides. An effective visual barrier will be established through the use of a solid wall, fencing and/or landscaping. The adequacy of the proposed screening will be determined during the land use permitting process. *The project complies with this standard, see landscape plan.*

- d. **Limitation on use, sensitive environmental areas.** Uses shall not be allowed in sensitive areas such as on prime agricultural soils, Sensitive Resource Areas, Environmentally Sensitive Habitats, or Hazard Areas, unless a finding is made by the applicable approval body that there is no other feasible location on or off-site the property. Applications for Public Utility Facilities in the above sensitive areas shall include a feasibility study, prepared by a qualified professional approved by the Environmental Coordinator. The feasibility study shall include a constraints analysis, and analyze alternative locations. *The subject site is not located on prime soils, Sensitive Resources Areas, Environmentally Sensitive Habitats, or Hazard Areas,*

PLANNING AREA STANDARDS COMPLIANCE

Estero Area Plan: Communitywide Standards

Setbacks

In the Paso Robles Beach subdivision the following setbacks are required: Front – 15 feet, Sides – 3 feet, and Rear – 10 feet. *The project partially complies with this standard rear and side setbacks are met, and the application is for a variance for the front setback.*

Estero Area Plan: Residential Single Family

Small Scale Neighborhood Standards

Permit Requirements and Findings: *A Plot Plan Permit is required due to the size of the structure, however Section 23.08.288 of Title 23 requires a Development Plan for this type of use. The required findings are in exhibit A, letters H and I.*

Front Setback: The ground level floor shall have setbacks as provided in Cayucos Communitywide Standard 2 and at no point shall a lower story wall exceed 12 feet in height including its above ground foundation. The second floor of proposed two story construction shall have an additional front setback of at least 3 feet from the front of the lower wall except open rail, uncovered decks are excluded from this additional setback and may extend to the lower floor wall. *The existing switching facility is one-story and the proposed new generator is located partially within the 15 feet required setback, a variance is requested. The resulting front setback is 12.5 feet.*

Side Setback: Single Story Dwellings shall have setbacks as provided in Cayucos Communitywide Standard 2. Proposed two story construction (including decks), shall have a lower floor setback on each side of not less than 4 feet, nor less than the required corner side setback if applicable. An upper story wall setback on each side yard of a minimum of 2 ½ feet greater than the lower floor setback is required. At no point shall a lower story wall exceed 12 feet in height including its above ground foundation. Thirty percent of the upper story side wall may align with the lower floor wall provided it is within the rear two-thirds of the structure. *The existing switching facility is one-story and is has 3 foot side setbacks; therefore the project complies with this standard.*

Height

Heights shall be measured from the centerline of the fronting street at a point midway between the two side property lines projected to the street centerline, to the highest point of the roof. Upslope lots shall use average natural grade. Proposed structures exclusive of chimneys and mechanical vents are not to exceed 24 feet. Sloped roofs are encouraged in all structures; however roof heights up to 18 feet shall not be required to have sloped roofs. Roof heights between 18 and 22 feet shall have a roof pitch of at least 4:12. Roof heights between 22 and 24 feet shall have a roof pitch of at least 5:12. *Building height of the existing switching facility is 18 feet with a roof pitch of 5:12.*

Gross Structural Area: For lots exceeding 5000 square feet, 50% of the lot is usable for a maximum structural area of 3001 square feet (existing parcel of 6,002 square feet). *The project complies with this standard, the switching facility is 1,766 square feet and the new generator is approximately 200 square feet for a total of 1966 square feet gross structural area.*

Deck Rail Height: Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowed. *No decks are proposed.*

Parking: At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet, and a maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. *The project does not propose an enclosure for parking as the building is not a residence and will not need parking.*

Driveway Width: Driveway widths may not exceed 18 feet. *The project complies with this standard.*

Streetscape Plan: A scale drawing showing front exterior elevation of the proposed project is required. *A streetscape plan is in the file.*

LAND USE ORDINANCE STANDARDS:

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

COASTAL PLAN POLICIES: The project is consistent with the Coastal Plan Policies. The most relevant policies are discussed below.

Coastal Watersheds:

- Policy 7: Siting of new development: The proposed project is consistent with this policy because the existing switching facility will be located on an existing lot of record in the Residential Single Family category on a slope less than 20 percent.*
- Policy 8: Timing of new construction: The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all slope and erosion control measures will be in place before the start of the rainy season.*
- Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the new emergency generator will not increase erosion or runoff.*

Visual and Scenic Resources:

- Policy 1: Site Selection for new development: The proposed project is consistent with this policy because the development is sited so as to protect views to and along the ocean.*
- Policy 5: Land-form Alteration: The proposed project is consistent with this policy because grading, earthmoving, major vegetation removal and other land-form alterations within public view corridors will be minimized.*

MAJOR ISSUES (briefly describe resolved issues/describe any unresolved issues)

VARIANCE FINDINGS

The applicant is requested to locate the emergency generator in the front setback. The following findings are required to be met.

The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated.

The proposed Variance is to allow for an emergency generator 2.5 feet in the front setback. This emergency generator is necessary to provide telephone service in the event of an emergency. There is sufficient space in the rear or side of the property, however these locations will have a greater impact on the adjacent neighbors. Granting this variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity.

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There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of the absence of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category.

This property is unique in that it is a telephone switching facility located in the middle of residential neighborhood. Without the variance the emergency generator could be located on the side or rear of the property however these locations would greatly impact the neighboring properties.

The variance does not authorize a use that is not otherwise authorized in the land use category.

Public Utility Facility is allowed uses in the Residential Single Family land use category.

The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements.

The environmental review for the project has determined that the proposed project will not adversely affect the health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 20, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Hazards/Hazardous Materials, and Noise and are included as conditions of approval. Please refer to the attached Mitigated Negative Declaration for more information.

COMMUNITY ADVISORY GROUP COMMENTS:

The Cayucos Citizens' Advisory Council reviewed the project on three occasions (October 2004, June 2004 and August 2005). Many concerns were brought forth at the first and second meeting, the applicant addressed these issues and received support from the advisory council in August 2005.

AGENCY REVIEW:

Public Works- Recommend approval – no concerns.

Environmental Health – Please provide updated hazardous materials business plan for new location to the Hazardous Materials Section within this office.

Cayucos Fire – Generator enclosure need built-in fire protection and monitoring.

California Coastal Commission – No response.

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LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Kerry Brown and reviewed by Matt Janssen.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 20, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Hazards/Hazardous Materials, and Noise and are included as conditions of approval.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the telephone switching facility with the proposed new emergency generator will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the telephone switching facility with the proposed new emergency generator will be designed to be similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the telephone switching facility with the proposed new emergency generator is located on 13th Street a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The project site is not located between the first public road and the ocean. The project site is within an urban reserve line (Cayucos) and an existing coastal access point exists 5000 feet from the project site, therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

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Small Scale Neighborhood

- H. The proposed project meets the community small scale neighborhood design standards and is therefore consistent with the character and intent of the Cayucos community small scale design neighborhood.
- I. The proposed project will not block public view of the ocean from Highway One and the views from the respective neighborhood are not being further limited.

FINDINGS - EXHIBIT B*Variance*

- A. The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated because the proposed Variance is to allow for an emergency generator 2.5 feet in the front setback. This emergency generator is necessary to provide telephone service in the event of an emergency. There is sufficient space in the rear or side of the property, however these locations will have a greater impact on the adjacent neighbors.
- B. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of the absence of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category. This property is unique in that it is a telephone switching facility located in the middle of residential neighborhood. Without the variance the emergency generator could be located on the side or rear of the property however these locations would greatly impact the neighboring properties.
- C. The variance does not authorize a use that is not otherwise authorized in the land use category because Public Utility Facility are allowed uses in the Residential Single Family land use category.
- D. The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements, because the Environmental Determination has determined that the proposed project will not have a significant impact on the environment.
- E. The variance is consistent with the San Luis Obispo County General Plan because the proposed location within the front setback best mitigates the placement of a public utility facility in a residential neighborhood.

EXHIBIT C CONDITIONS OF APPROVAL**Approved Development**

1. This approval authorizes:
 - a. A new emergency generator to be located in the front setback. The generator is needed to support an existing telephone switching facility. The project will result in the disturbance of approximately 200 square feet of a 6,000 square feet parcel.
 - b. A maximum height of 18 feet as measured from average natural grade.

Conditions required to be completed at the time of application for construction permits***Site Development***

2. The applicant shall submit plans that show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Environmental Mitigations

4. The project will be consistent with the landscape plan and elevations dated July 27, 2005.
5. The applicant shall obtain an Authority to Construct permit from the APCD and be consistent with all conditions required by the permit.
6. The applicant shall update and maintain a hazardous material plans thru the Department of Environmental Health.

Environmental Quality Assurance

7. An environmental quality assurance program covering all aspects of construction and operation shall be submitted prior to construction of any project component. This program will include a schedule and plan for monitoring and demonstrating compliance with all conditions required by the Development Plan.

Fire Safety

8. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

9. The applicant shall provide a letter from Cayucos Sanitary District stating they are willing and able to service the property.
10. The applicant shall provide a letter from Paso Robles Beach Water Association stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit***Fees***

11. The applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection / establishment of the use***Landscaping***

12. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before ***final building inspection / establishment of the use***. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.

Fire Safety

13. The applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

Development Review Inspection

14. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Environmental Mitigations

15. Prior to testing and/or operation of the generator, the applicant shall provide evidence (as prepared by a qualified acoustical engineer) that the proposed emergency generator meets the standards of the Ordinance and element and does not increase the ambient noise level more than 1 dBA. If it cannot be demonstrated that the project meets the above condition the applicant shall provide a list of additional mitigation measures for review and approval by the Department of Planning and Building

On-going conditions of approval (valid for the life of the project)***Environmental Mitigations***

16. The emergency generator will be enclosed by a sound attenuation module that will reduce the noise level of the generator to no more than 1 dBA above the ambient noise level.
17. The emergency generator will only be operated for emergency purposes and testing will occur once a month for one hour and once a year, for five hours, for annual maintenance and run, at a time coordinated with the adjacent neighbors.

General Conditions

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the

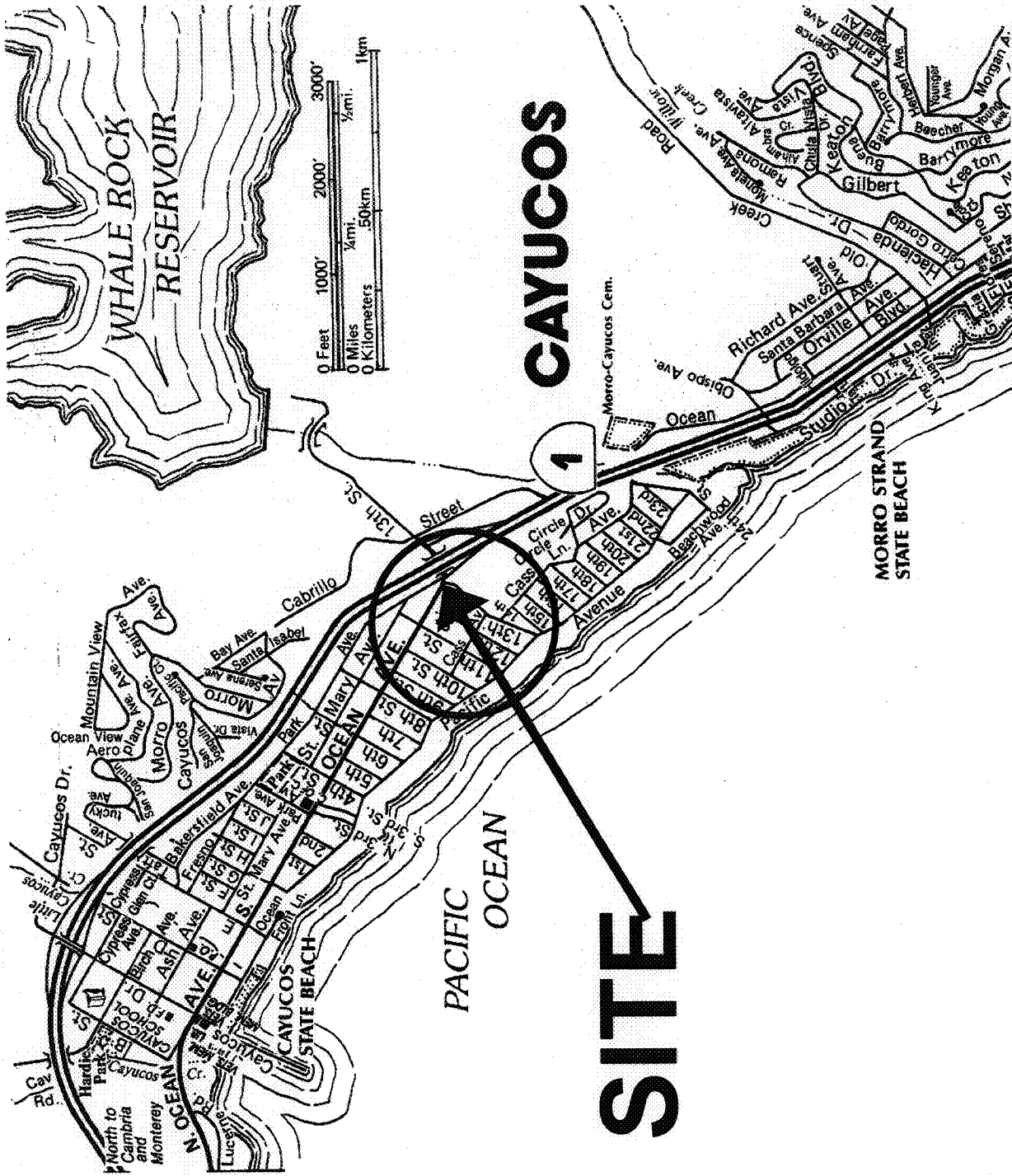
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Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

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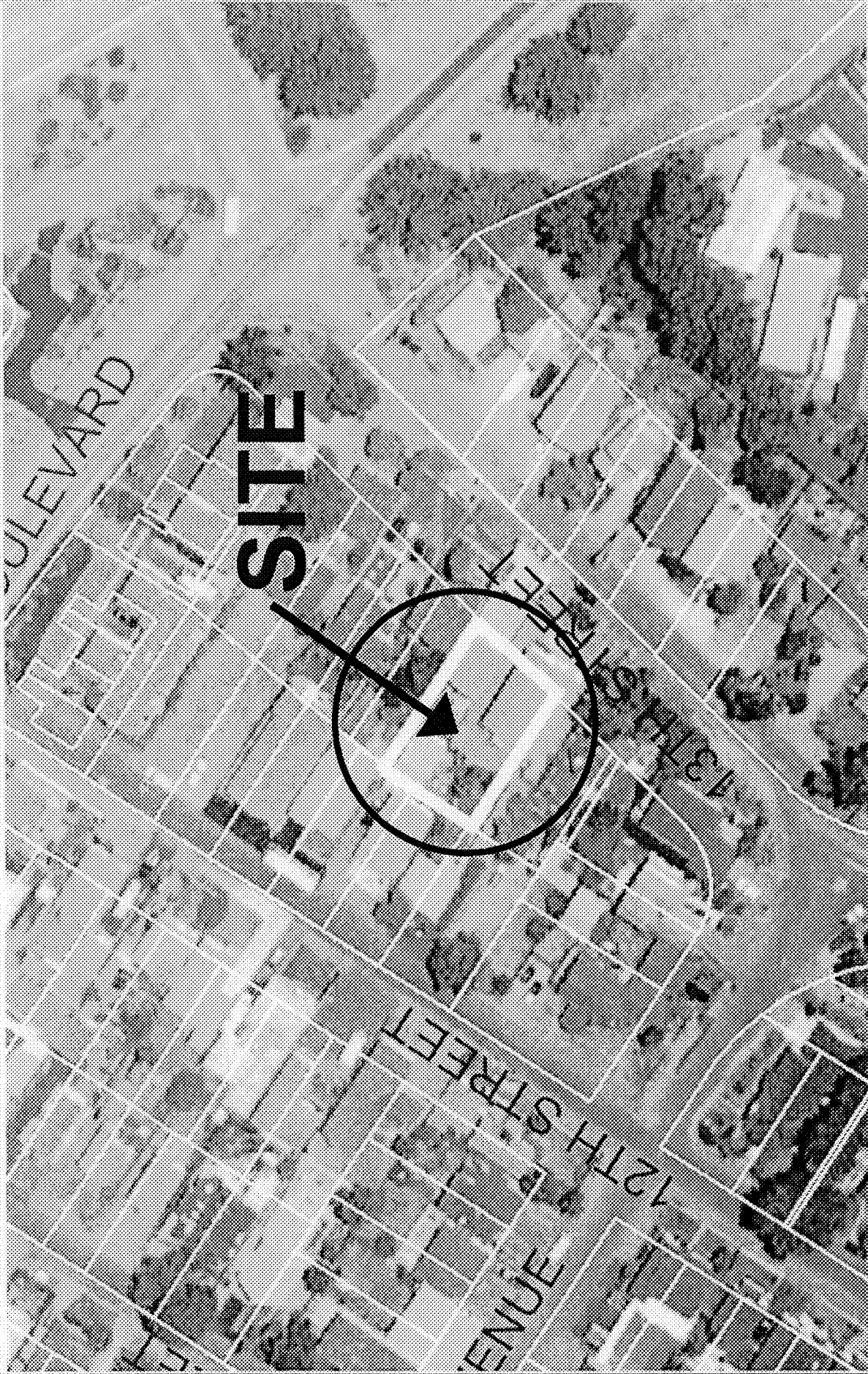
PROJECT

Development Plan
SBC DRC2004-00060

EXHIBIT

Vicinity Map





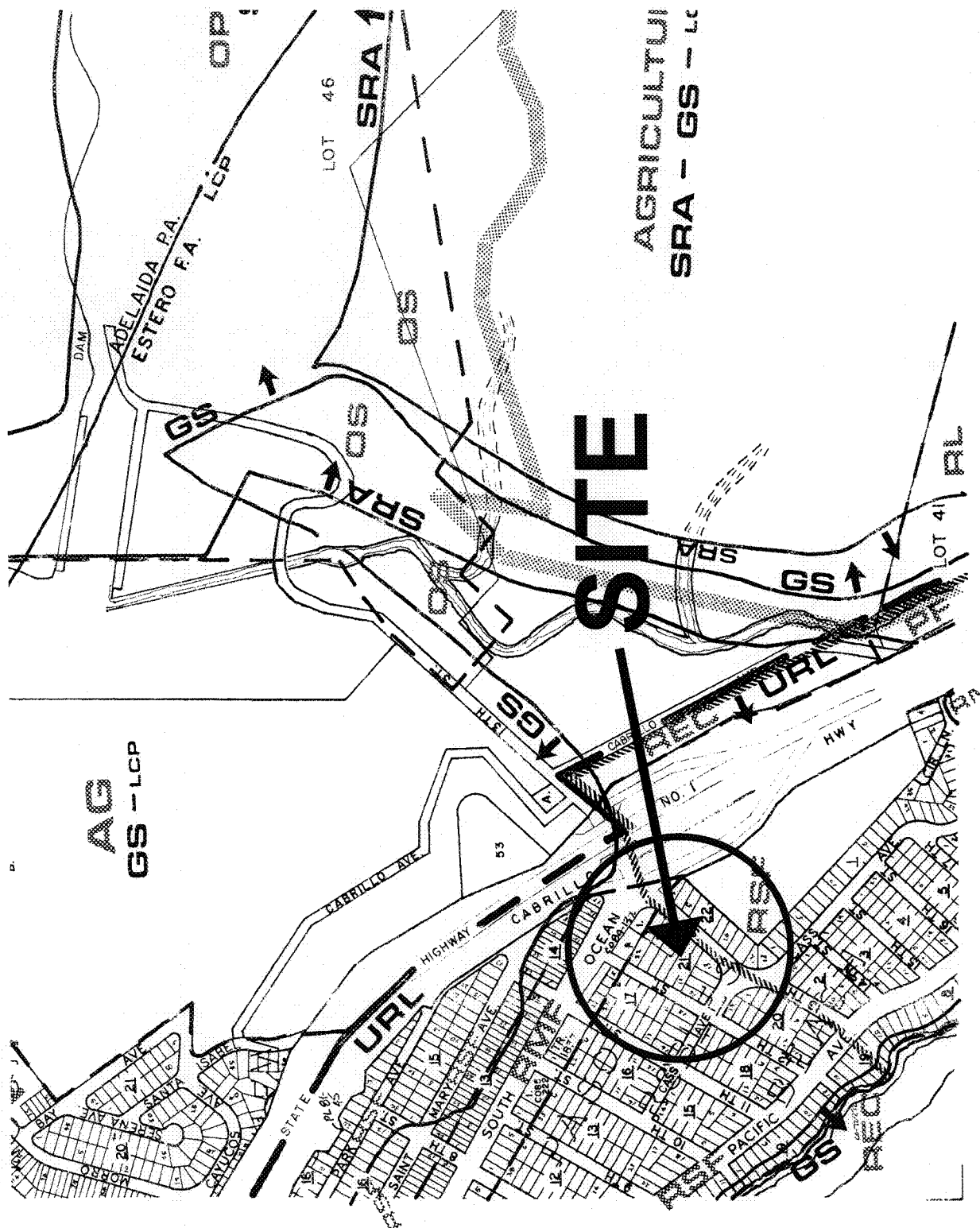
PROJECT

Development Plan
SBC DRC2004-00060

EXHIBIT

Vicinity Map





PROJECT

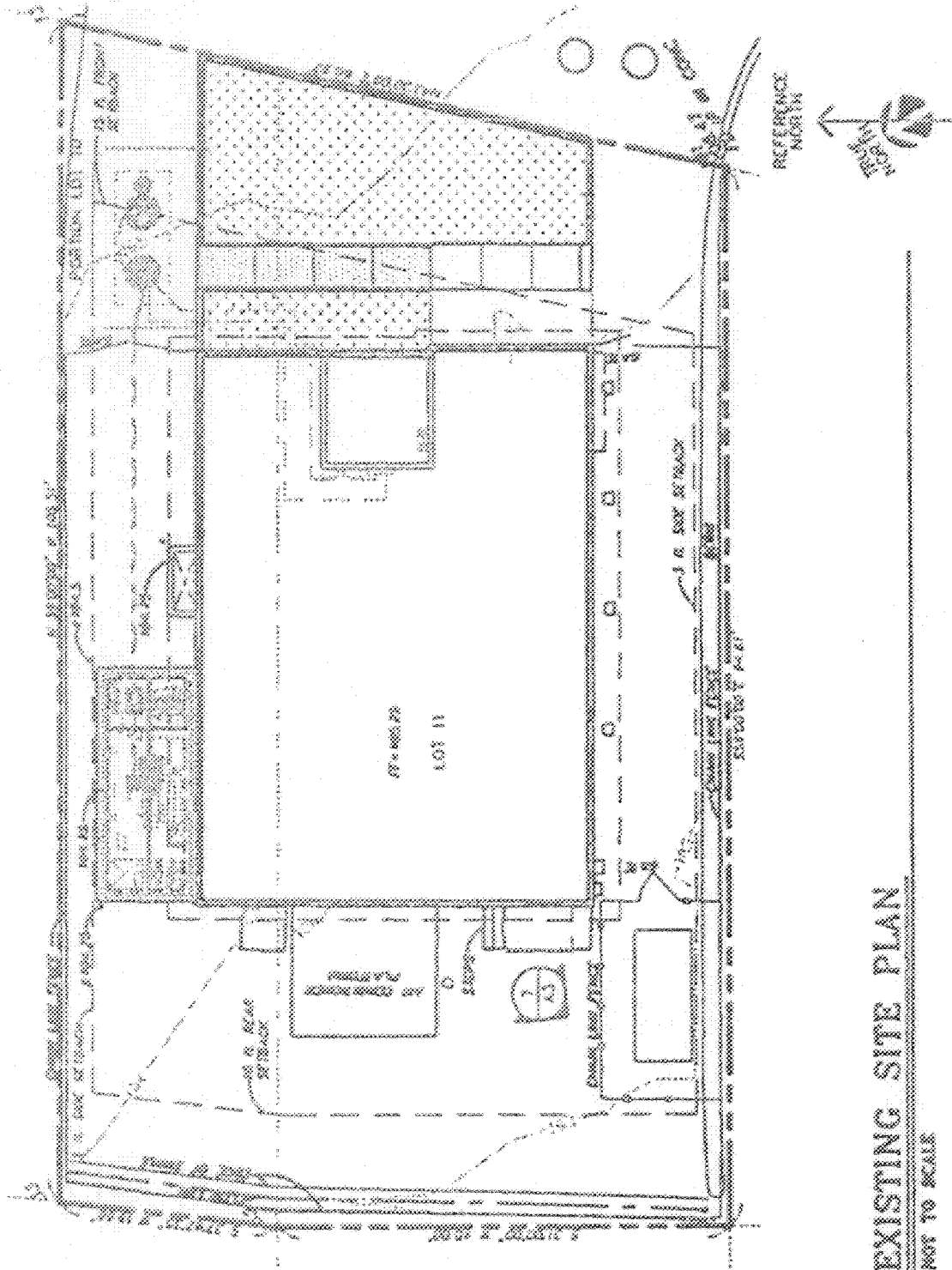
Development Plan
SBC DRC2004-00060

EXHIBIT

Land Use Category Map



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EXISTING SITE PLAN

NOT TO SCALE

EXHIBIT

Existing Site



PROJECT

Development Plan
SBC DRC2004-00060

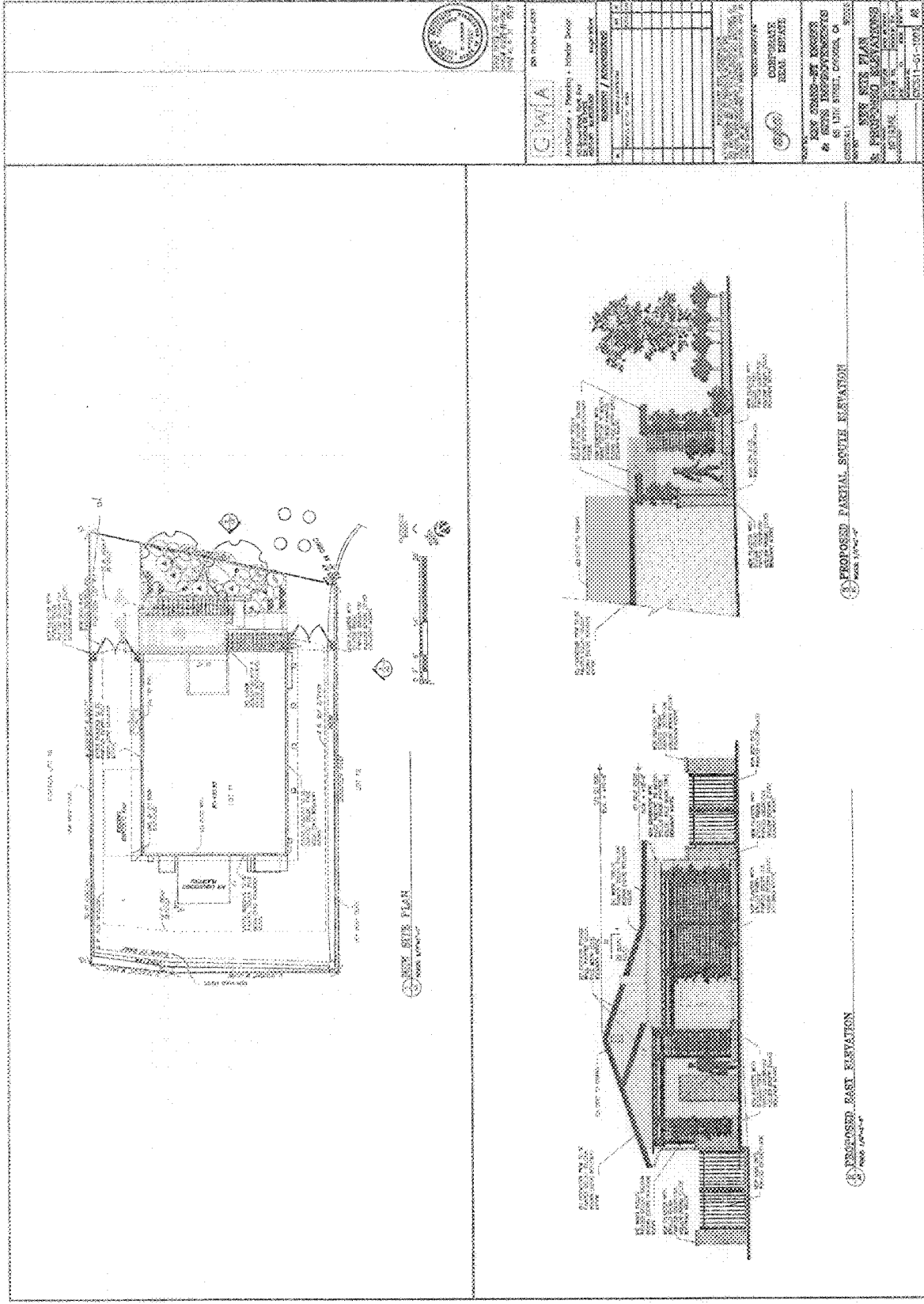


Existing site Plan and Elevations



PROJECT

Development Plan
SBC DRC2004-00060



EXHIBIT

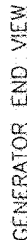
Proposed site Plan and Elevations



PROJECT

Development Plan
SBC DRC2004-00060

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58015840 MWIS

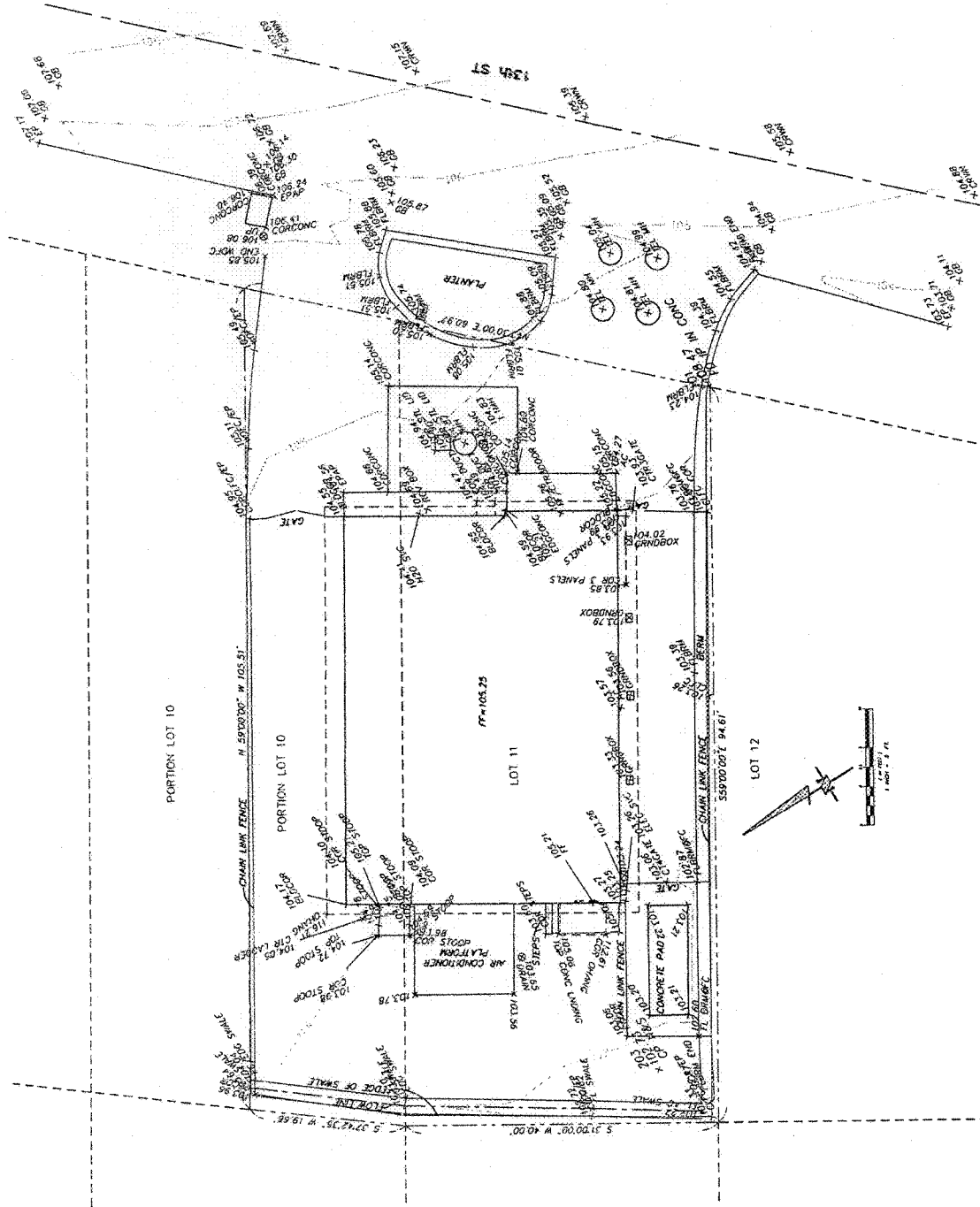
1. HOUSE MATERIAL 12 GAUGE 304 STAINLESS STEEL.
2. WALL HAVE STAINLESS STEEL 1/8"X3" BRACES WITH BRONZE THURST WASHER. SHALL CLOSE WITH 3/4" CLOSING HANDLE.
3. DOOR WALL HAVE 3 POINT PAD LOCKABLE STEEL HANDLES.
4. WALL HAVE 24X4W / 3 KITEP OF RAW MATERIAL LOAD BANK
5. WALL USE DURAMOR ACTA B.3-32 ENGINE.
6. WALL USE NEWAGE STANDARD GENERATOR.
7. ENCLOSURE MUST BE FLAT ON CONCRETE SLAB 12" FEET SOUND LEVEL.
8. APPROXIMATE WEIGHT 34,500 POUNDS DRY.
9. 8" X 40" SOUND INSULATION ON INNER WALLS
10. FINISHED WITH PREPAINTED WAFLED ALUMINUM SHEETING AND NELD IN PLACE BY CHIP PIN WELDED FASTENERS.
11. SOUND LEVEL OF THE ENCLOSURE WILL BE 45 DBA AT PROPERTY LINE AND ZERO TO FIVE FEET OF THE GROUND.
12. ELECTRICAL INFORMATION:
 - (1) 2 CONDUCTOR W/ 14 GROUND (1 FOR COMMERCIAL, 1 FOR LOAD)
 - (2) 3/4" CONDUIT W/ PULL STRIPS FOR ALARM CABLE
 - (3) 3/4" CONDUIT FIRE ALARM CABLE
 - (4) 3/4" CONDUIT FIRE ALARM CABLE
 - (5) 3/4" CONDUIT FOR TILS-350 (W/ SENSORS ARE BROUGHT THRU THE MODULE)
 - (6) 3/4" CONDUIT SPARE

MAIN CIRCUIT BREAKER	500 AMPS	-	SET AT 400 AMPS
LOAD BANK CIRCUIT BREAKER	175 AMP		SET AT 150 AMPS
DISTRIBUTION PANEL	60 AMP	120/208 3P 4W	

Development Plan
SBC DRC2004-00060

Generator





PROJECT

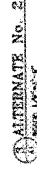
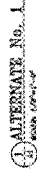
Development Plan
SBC DRC2004-00060

EXHIBIT

Electrical Upgrade & Site Improvement

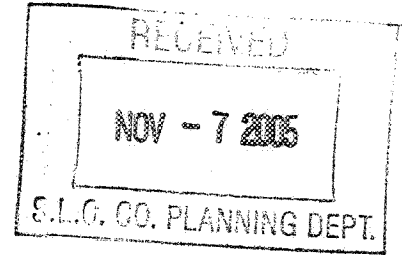


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Original Alternatives submitted by applicant

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HARRY M. HUMPHREY
TRUSTEE OF THE MARSHALL TRUST
835 SPRING DRIVE
MILL VALLEY, CA 94941



November 2, 2005

Ms. Kerry Brown
Project Manager
San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

RE: County File Nos. DRC2004-00-060 & DRC2005-00041
Parcel No. 064163016

Dear Ms. Brown:

Thank you for the notice of the upcoming public hearing relative to a variance at 65 13th Street, Cayucos, which apparently is owned by SBC. I am the trustee for the adjacent piece of property located at 62 12th Street. The subject property has always been a bit of a mystery to me as to the ownership, which was not readily identifiable.

As I live in Marin County, it may not be possible for me to appear in person on the Wednesday after Thanksgiving, but I will try. In the event I cannot appear, I would like to strongly object to the granting of this variance.

I have several reasons which are as follows:

1. Noise. Emergency generators are extremely noisy as we have found in Marin County where we are frequently without power. Many of my neighbors have generators.

2. Air Pollution. Internal combustion engines give out carbon dioxide which will smell up the neighborhood.

3. Bad Neighbor. Apparently, for years, water has been deliberately diverted from SBC's back parking lot onto our property. My Aunt Lucile bought our property in 1968. It was used strictly as a summer vacation spot by my aunt and other members of our family. Last year, my aunt passed away and I became the

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successor trustee and responsible for the wellbeing of this property. While at the memorial service for my aunt at the Cayucos cemetery, a heavy rain occurred with resultant flooding in our back yard, jeopardizing the foundations of our house. Upon investigating the source of this water, I discovered that the SBC building has paved over all of the land including the back yard but left a trough across the back property line next to their fence. This trough takes all the run-off and diverts it into our back yard at #62 and into the backyard of #68.

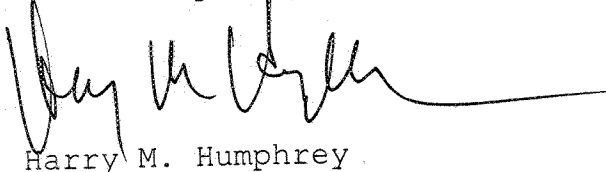
To exemplify this I have included several photographs. Photograph #1 shows the water from SBC's trench and puddling in the corner that flows into our property. Picture #2 is our backyard with water from SBC's property lapping at the foundations. Picture #3 is the backup of water occurring at #68 which is directly in back of the SBC building. Pictures #4 and #5 are the same gully when it is not raining.

Until your letter I had no idea who owned that building and who to complain to. While I realize this may not be germane to the granting of the variance, I think it is important that the attitude of a property owner towards its adjacent neighbors should be taken into consideration. This is an ugly building in the middle of a residential area; there has been absolutely no attempt to try to beautify the building with landscaping or a wood fence or anything to try to make it more attractive.

I am not sure why a telephone switching building is located in the middle of a residential area instead of a strip mall where it belongs. I am sure there is some historical reason for that. It seems to me with the price of real estate in Cayucos these days, that SBC would be better off tearing the building down and selling the lot. It would certainly provide enough capital to relocate to a more appropriate neighborhood.

Once again, thanks for calling this to my attention and I hope to attend the public hearing.

Yours very truly,



Harry M. Humphrey

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#1



2-27

#3



#2

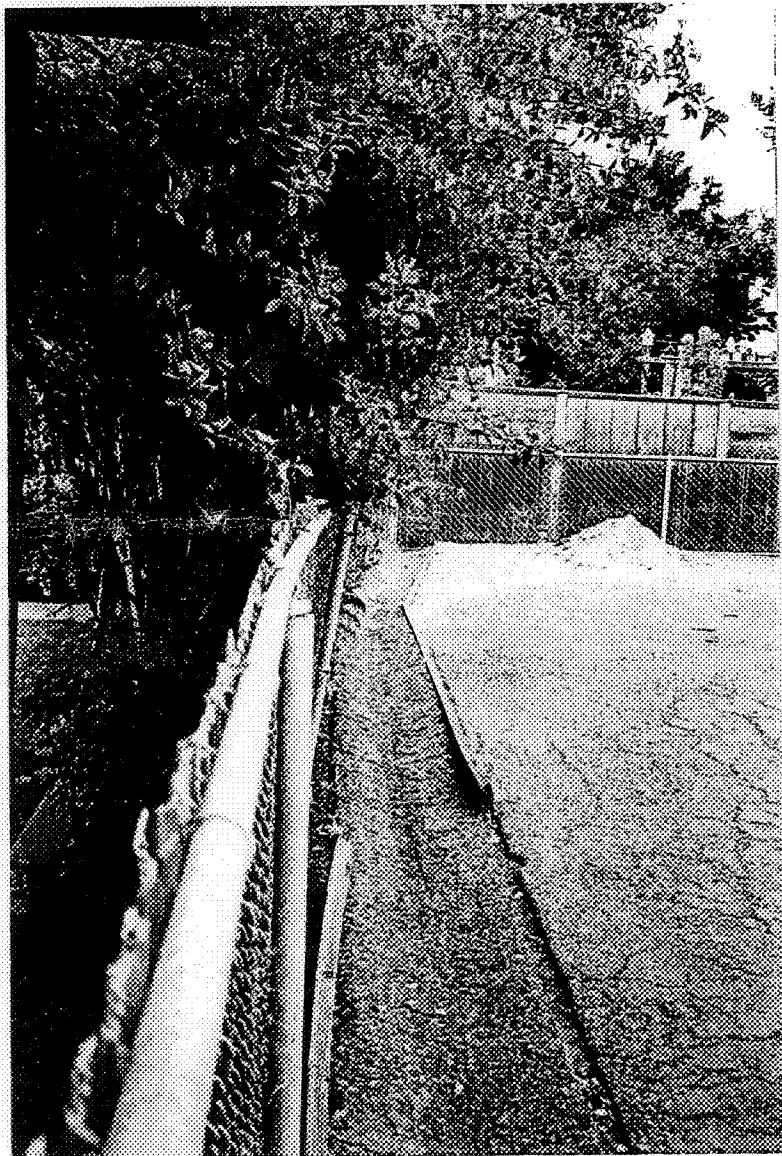


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November 8, 2005

Ms. Kerry Brown, Project Manager
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

RE: Public hearing regarding the development of a new SBC emergency generator in
Cayucos - County File Nos. DRC2004-00060 and DRC2005-00041

Dear Ms. Brown,

I am writing as a representative of my aunt, Eldora Triguero, who resides at 68 12th Street, Cayucos (APN 064-163-009). This letter is in regards to SBC's plans to build a new emergency generator at 65 13th Street, directly behind Eldora's residence.

SBC's building resides on a lot consisting mostly of asphalt. On that lot there exists a drainage trench in the asphalt along the northerly fence that borders Eldora's residence. During rainstorms, runoff enters an existing phone company utility easement that runs along the rear yards of homes bordering 12th and 13th Streets. This runoff becomes channeled when it reaches the SBC drainage trench, and then it outfalls into Eldora's back yard, as well as the yard to her south (62 12th Street). Please see the attached schematic and photographs.

During a heavy storm on March 18, 2005, runoff that was channeled through the SBC property flooded the second unit on Eldora's property, causing over \$1000 in initial clean up costs.

When SBC was approached regarding compensation for damages, the phone company's representative, Cynthia Warner, stated that this runoff path is a natural drainage condition, thus no recompense would be made.

From my experience as a civil engineer who works with a Northern California water agency, runoff has the tendency to increase directly with increased upstream development. In essence, the natural drainage path along this easement can no longer carry its historical runoff without causing damage downstream as it becomes channeled in the SBC trench, as was the case on March 18th.

In the California Supreme Court case Locklin v. City of LaFayette (1994), the Court held, "When alterations or improvements on upstream property discharge an increased volume of surface water into a natural watercourse, the increased volume and/or velocity of the

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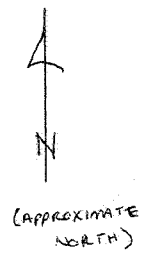
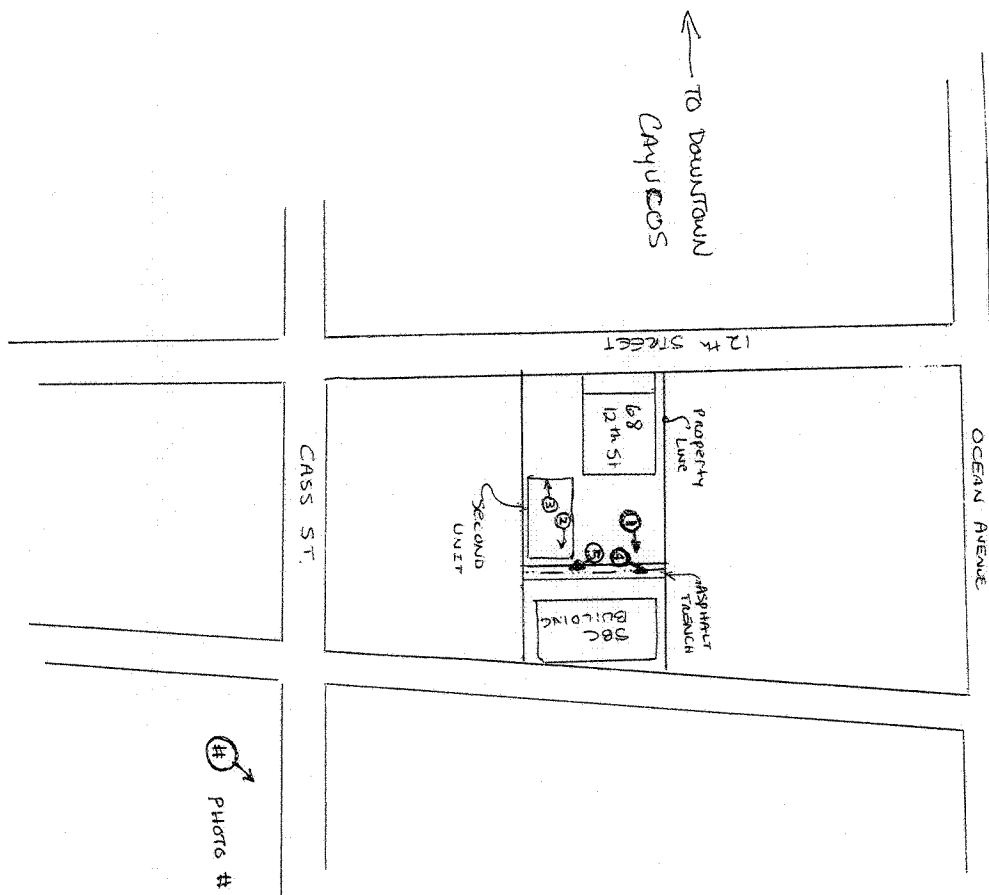
stream waters or the method of discharge into the watercourse causes downstream property damage, a public entity, as a property owner, may be liable for that damage.”

On my aunt's behalf, and as her representative, I formally and conditionally reject SBC's request for installation of a generator on their site. Since this new building will serve to add to the already existing drainage problem, I ask that SBC discontinue their development request, mitigate the existing drainage problem (by means a sump pump, or some other form of storm drain improvement) and reimburse Eldora Triguero for her expenses incurred.

Thank you,

Karen Sullivan
(707)527-1747
1605 Range Avenue
Santa Rosa, CA 95401

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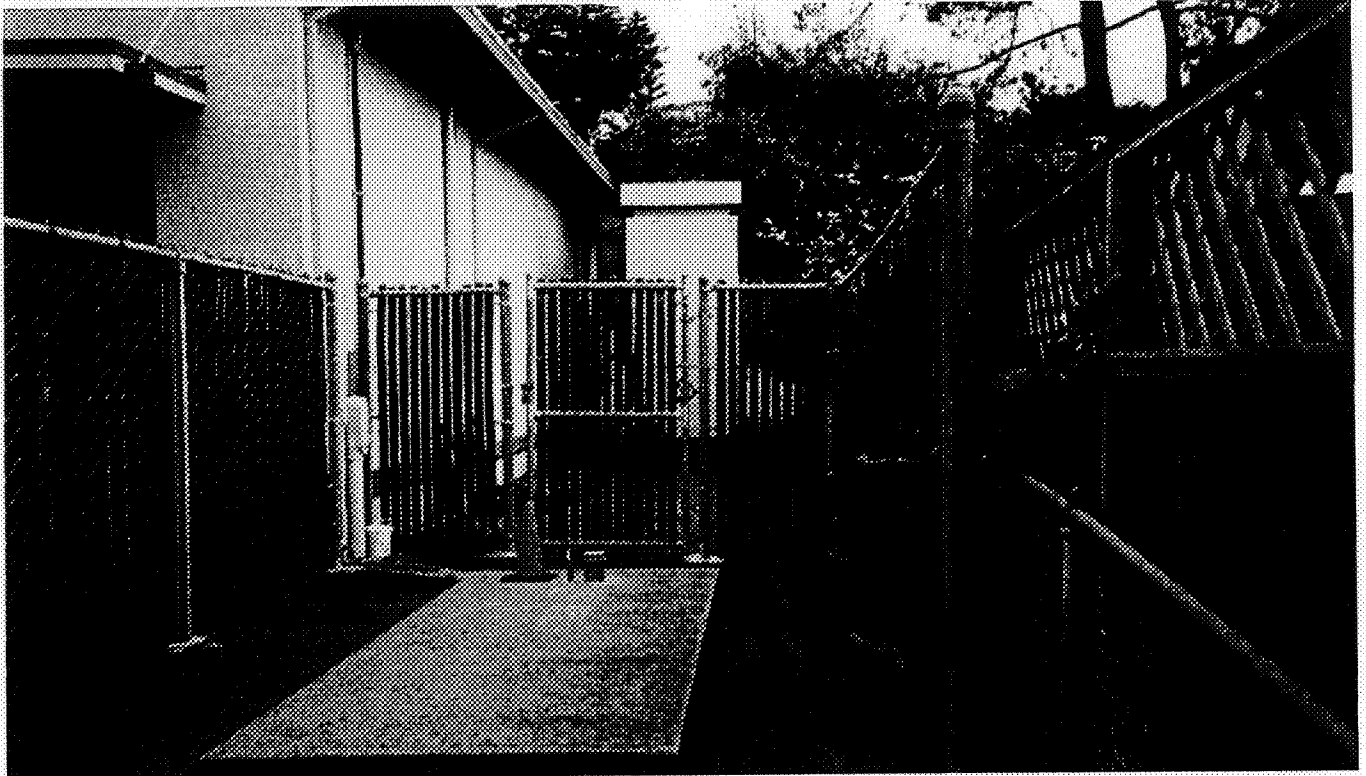
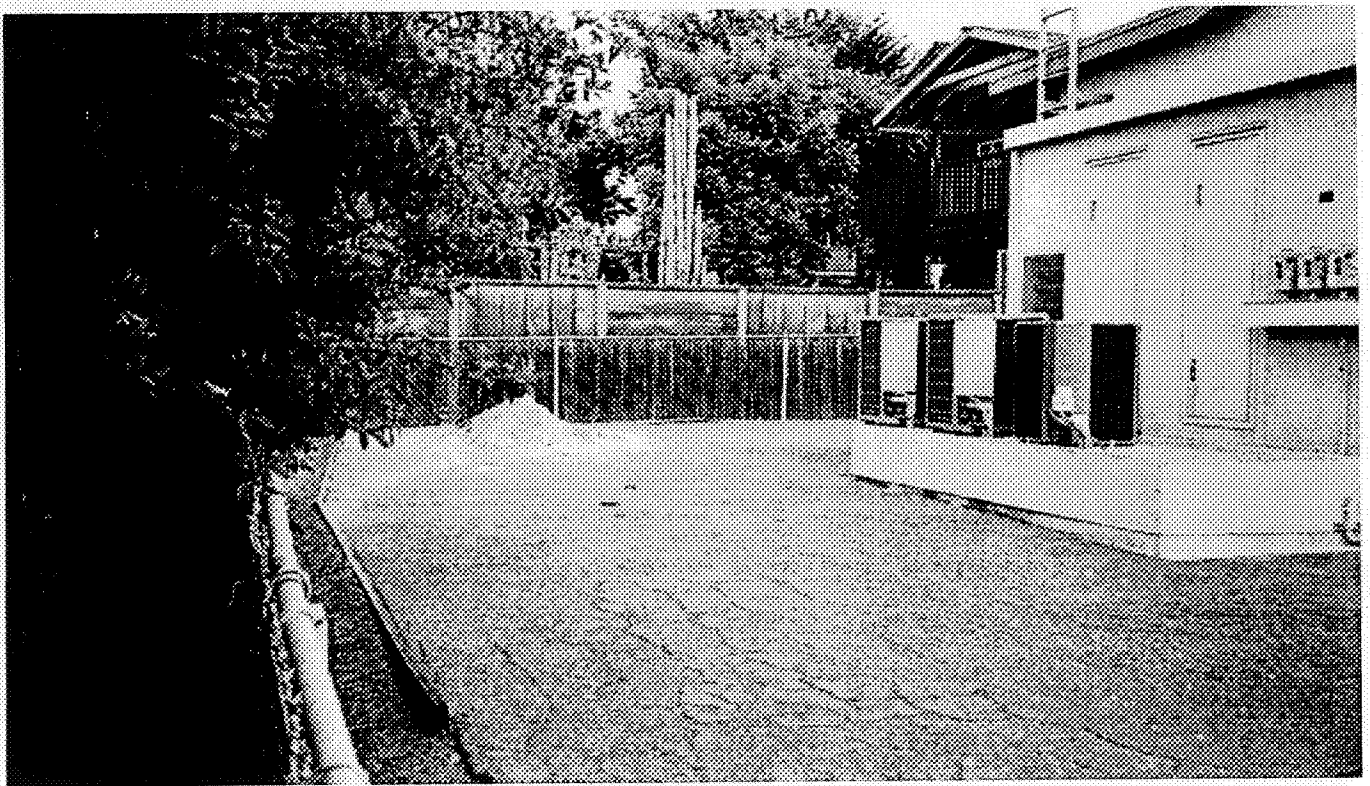


Figure 4



• Figure 5

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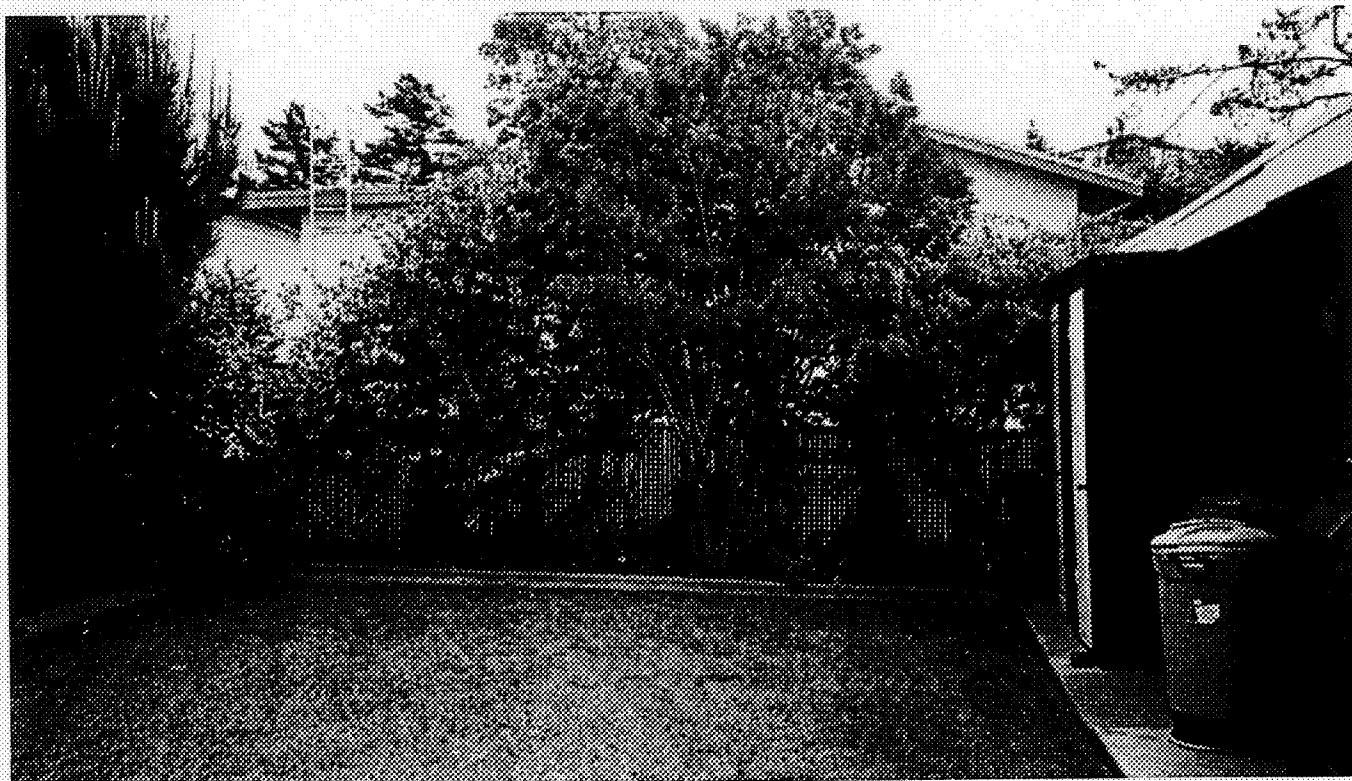


Figure 1

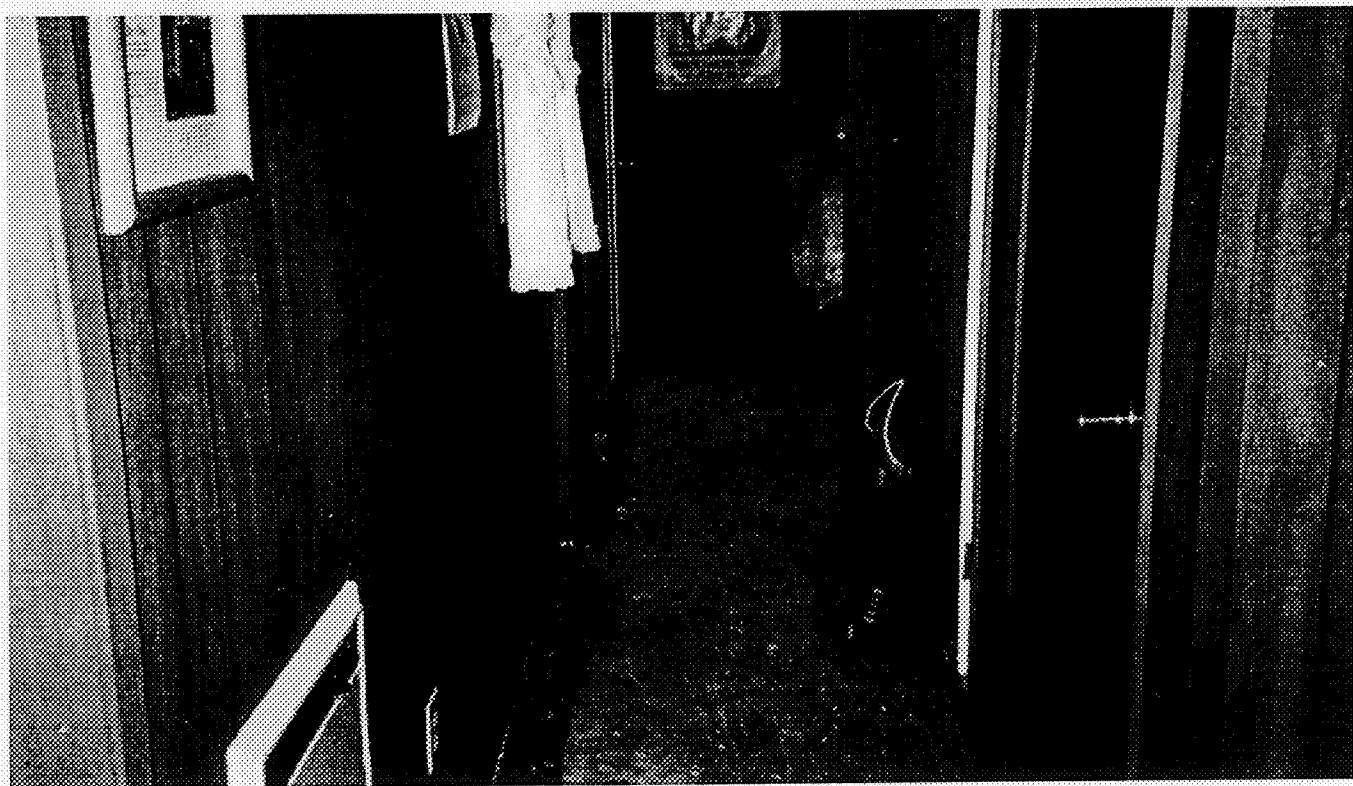


Figure 2

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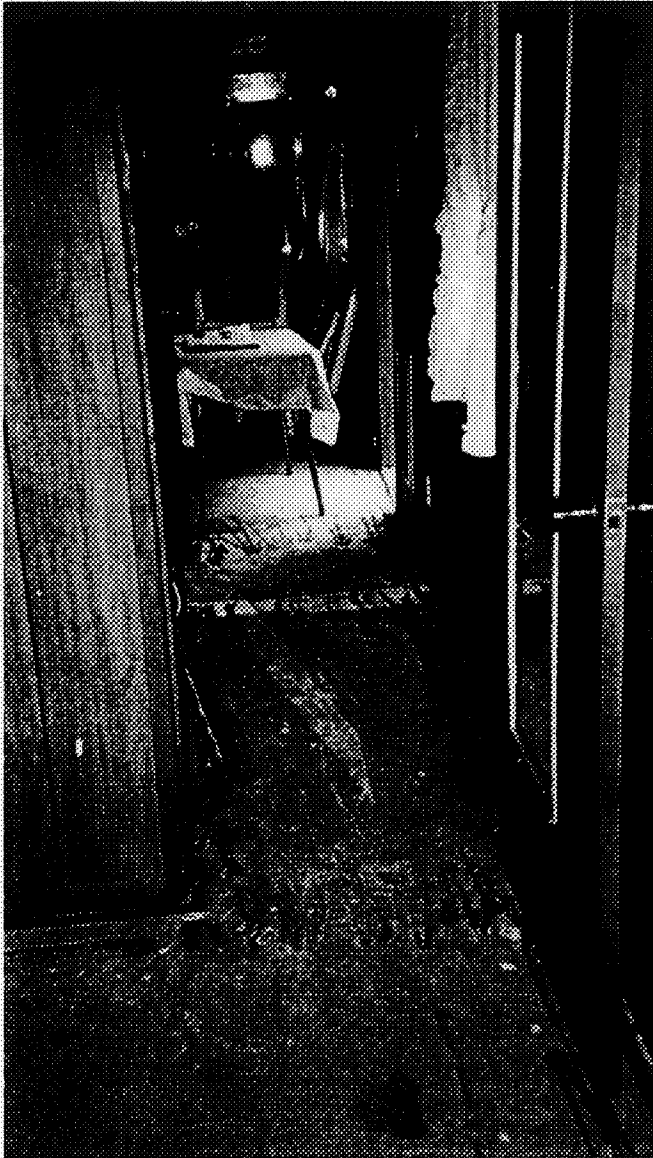


Figure 3

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY ()

ENVIRONMENTAL DETERMINATION NO. ED05-091

DATE: 10/20/05

PROJECT/ENTITLEMENT: SBC Development Plan and Variance DRC2004-00060

APPLICANT NAME: SBC

ADDRESS: 143 Second St., San Francisco, CA 94105

CONTACT PERSON: David Wagner

Telephone: 415-777-4811

PROPOSED USES/INTENT: Proposal by SBC for a Development Plan and Variance to allow a new emergency generator in support of an existing telephone switching facility located in the front setback. The project will result in the disturbance of approximately 200 square feet of a 6000 square feet parcel

LOCATION: The project is located at 65 13th Street in the community of Cayucos, in the Estero planning area

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
 County Government Center, Rm. 310
 San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
 County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Kerry Brown

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency
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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. SBC Development Plan and Variance DRC2004-00060 and DRC2005-00041, ED 05-091

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown
Prepared by (Print)

Kerry Brown
Signature

10/7/05
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carroll,
Environmental Coordinator
(for)

10/7/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by SBC for a Development Plan and Variance to allow a new emergency generator in support of an existing telephone switching facility located in the front setback. The project will result in the disturbance of approximately 200 square feet of a 6000 square feet parcel. The proposed project is within the Residential Single Family land use category and is located at 65 13th Street in the community of Cayucos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 064-163-016

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Cayucos

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Local Coastal Plan/Program , Small Scale Neighborhood

EXISTING USES: Telephone switching facility

TOPOGRAPHY: Nearly level

VEGETATION: Grasses

PARCEL SIZE: 6,002 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; residential	<i>East:</i> Residential Single Family; residential
<i>South:</i> Residential Single Family; residential	<i>West:</i> Residential Single Family; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project is an emergency generator in support of a telephone switching facility. The project site is located in a residential neighborhood. To minimize noise impacts the generator will be enclosed and installed in the front of the parcel attached to the existing facility.

The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways.

Impact. The generator will be enclosed by a wall within the front setback. This will not be compatible with the surrounding uses (residential) and may affect the visual character of the area.

Mitigation/Conclusion. To ensure that the generator will be compatible with the surrounding uses (residential) the following mitigation measures are required to reduce aesthetic impacts:

The project will be landscaped and screened consistent with the landscape plan and elevations dated July 27, 2005.

2.	AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: Cropley clay, (2 - 9 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "III", and the "irrigated" soil class is "II".

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 200 square feet. This

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will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

The diesel generator although only for emergency purposes will generate emissions.

Mitigation/Conclusion - The project will be required to comply with the following mitigation measures:

The applicant shall obtain an Authority to Construct permit from the APCD and be consistent with all conditions required by the permit.

The applicant has agreed to incorporate these measures into the project (see Developer's Statement). Therefore, upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: San Luis Obispo Serpentine Dudleya (*Dudleya abramsii*) app. 0.05 miles south of the property, and 0.3 miles south of the property

Wildlife: Southwestern Pond Turtle (*Emys (=Clemmys) marmorata pallida*) app. 0.3 miles east of the property, 1.0 mile south of the property, and 1.0 mile north of the property; app. 0.2 miles south of the property, and 1.0 mile north of the property; Monarch Butterfly (*Danaus plexippus*) app. 0.5 miles north of the property; California Red Legged Frog (*Rana aurora draytonii*) app. 1.0 mile southeast of the property

Habitats: Potential California Red Legged Frog (*Rana aurora draytonii*) habitat app. 0.5 miles east of the property

Impact. The project site is developed with a telephone switching facility and does not support any

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sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. . No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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6. GEOLOGY AND SOILS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered high. The liquefaction potential during a ground-shaking event is considered high.

Active faulting is known to exist near the subject property app. 1.2 miles to the south. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE - The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed stream) from the proposed development is approximately 0.2 miles to the east. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: Cropley clay, (2 - 9 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and erodibility shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 200 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

To support the emergency generator the telephone switching facility stores diesel fuel on site

Impact. The project does propose the use of hazardous materials (diesel fuel storage). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. The project will be required to incorporate the following measures to reduce potentially significant impacts related to hazards and hazardous material to less than significant levels:

The applicant shall update and maintain a hazardous material plans thru the Department of Environmental Health.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2-44

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting / Impacts. The proposed project is a new emergency generator in support of the existing telephone switching facility, which may expose sensitive receptors (residences) to noise levels exceeding acceptable levels. The proposed new emergency generator will replace an outdated existing emergency generator. The project site is within close proximity of loud noise sources, Highway 1.

The emergency generator produces a noise level of 109dBA. An acoustical analysis was completed to determine the ambient noise level at the site (Lord, 2005). In the front of the site (street side) the day/night average noise level (LDN) 56 dBA. The Coastal Zone Land Use Ordinance allowable exterior noise level ranges from 50 to 70 in the daytime and 45-65 in the nighttime. When the ambient noise level exceeds the noise level standards (as it does in this instance) the applicable exterior noise level standards shall be adjusted to equal the ambient noise level plus 1 dB.

Mitigation/Conclusion. The project will be required to incorporate the following measures to reduce potential noise impacts to less than significant levels:

1. The emergency generator will be enclosed by a sound attenuation module that will reduce the noise level of the generator to no more than 1 dBA above the ambient noise level.
2. The emergency generator will only be operated for emergency purposes and testing will occur once a month for one hour and once a year, for five hours, for annual maintenance and run, at a time coordinated with the adjacent neighbors.
3. Prior to testing and/or operation of the generator, the applicant shall provide evidence (as prepared by a qualified acoustical engineer) that the proposed emergency generator meets the standards of the Ordinance and element and does not increase the ambient noise level more than 1 dBA. If it cannot be demonstrated that the project meets the above condition the applicant shall provide a list of additional mitigation measures for review and approval by the Department of Planning and Building.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

245

9. POPULATION/HOUSING -*Will the project:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicablec) *Create the need for substantial new housing in the area?*☐☐☒☐d) *Use substantial amount of fuel or energy?*☐☐☒☐e) *Other:* _____☐☐☐☐

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicablea) *Fire protection?*☐☐☒☐b) *Police protection (e.g., Sheriff, CHP)?*☐☐☒☐c) *Schools?*☐☐☒☐d) *Roads?*☐☐☒☐e) *Solid Wastes?*☐☐☒☐f) *Other public facilities?*☐☐☒☐g) *Other:* _____☐☐☐☐

Setting. The project area is served by the County Sheriff's Department and Cayucos Fire as the primary emergency responders. The closest Cayucos fire station is approximately 2 miles to the north. The closest Sheriff substation is in Los Osos, which is approximately 12 miles from the proposed project. The project is located in the Cayucos Elementary School District.

Impact. The proposed projects will not increase the need for public services or utilities.

Mitigation/Conclusion. No significant public service impacts are anticipated, and no mitigation measures are necessary.

2-46

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2-47

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

i) Other: _____

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Setting. Future development will access onto the following public road(s): 13th Street. The identified roadway is operating at acceptable levels. A Referral was sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project will not increase traffic trips to the site, since the project is to install a new emergency generator.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

**13. WASTEWATER - Will the
project:**

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?

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b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?

☐
☐
☒
☐

c) Adversely affect community wastewater service provider?

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☐
☒
☐

d) Other: _____

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☐
☐
☐

Setting / Impact. The project currently uses Cayucos Sanitary District as its means to dispose wastewater. The proposed project will not increase effluent disposal.

Mitigation/Conclusion. No mitigation measures are necessary.

14. WATER - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) Violate any water quality standards?

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b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?

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14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project currently uses the Paso Robles Beach Water Association as its water purveyor. The proposed project will not increase water needs

The topography of the project is nearly level. The closest creek (an unnamed stream) from the proposed development is approximately 0.2 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 200 square feet.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2-49

15. LAND USE - Will the project:

Inconsistent

Potentially
Inconsistent

Consistent

Not
Applicable

e) Other: _____

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☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used), except for front setback standards as required in the Estero Area Plan. The project will require a variance for the front setback. Staff supports this variance because the generator will be located in an area that will expose fewer neighbors to the noise associated with the emergency generator. In addition this location was favored by the neighbors and the community (see letter from Cayucos Citizens' Advisory Council).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study, with appropriate mitigation measures (see Aesthetic Section)

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Cayucos Sanitary District and Fire</u>	Attached
<input checked="" type="checkbox"/>	Other <u>CCAC</u>	Attached

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Estero Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Sound Level Assessment (David Lord, April 11, 2005 and July 25, 2005)

Authority to Construct (permit from APCD dated February 20, 2005)

Exhaust Emissions Data Sheet

Exhibit B - Mitigation Summary Table**Aesthetics**

A-1 The project will be landscaped and screened consistent with the landscape plan and elevations dated July 27, 2005.

Air Quality

AQ-1 The applicant shall obtain an Authority to Construct permit from the APCD and be consistent with all conditions required by the permit.

Hazardous

HH-1 The applicant shall update and maintain a hazardous material plans thru the Department of Environmental Health.

Noise

N-1 The emergency generator will be enclosed by a sound attenuation module that will reduce the noise level of the generator to no more than 1 dBA above the ambient noise level.

N-2 The emergency generator will only be operated for emergency purposes and testing will occur once a month for one hour and once a year, for five hours, for annual maintenance and run, at a time coordinated with the adjacent neighbors.

N-3 Prior to testing and/or operation of the generator, the applicant shall provide evidence (as prepared by a qualified acoustical engineer) that the proposed emergency generator meets the standards of the Ordinance and element and does not increase the ambient noise level more than 1 dBA. If it cannot be demonstrated that the project meets the above condition the applicant shall provide a list of additional mitigation measures for review and approval by the Department of Planning and Building.

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2-55

SEPTEMBER 16, 2005

**DEVELOPER'S STATEMENT FOR SBC DEVELOPMENT PLAN AND VARIANCE
ED04-517 (DRC2004-00060 AND DRC2005-00041)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetics

1. The project will be consistent with the landscape plan and elevations dated July 27, 2005.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Air Quality

2. The applicant shall obtain an Authority to Construct permit from the APCD and be consistent with all conditions required by the permit.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Hazardous Materials

3. The applicant shall update and maintain a hazardous material plans thru the Department of Environmental Health.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Noise

4. The emergency generator will be enclosed by a sound attenuation module that will reduce the noise level of the generator to no more than 1 dBA above the ambient noise level.
5. The emergency generator will only be operated for emergency purposes and testing will occur once a month for one hour and once a year, for five hours, for annual maintenance and run, at a time coordinated with the adjacent neighbors.

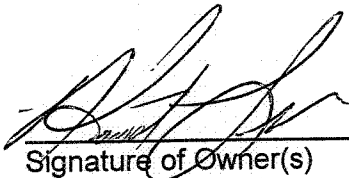
2-56

Monitoring: Compliance will be verified by the Department of Planning and Building.

6. Prior to testing and/or operation of the generator, the applicant shall provide evidence (as prepared by a qualified acoustical engineer) that the proposed emergency generator meets the standards of the Ordinance and element and does not increase the ambient noise level more than 1 dBA. If it cannot be demonstrated that the project meets the above condition the applicant shall provide a list of additional mitigation measures for review and approval by the Department of Planning and Building.

Monitoring: A report shall be submitted by the consulting acoustical engineer
Compliance will be verified by the Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

9-16-05
Date

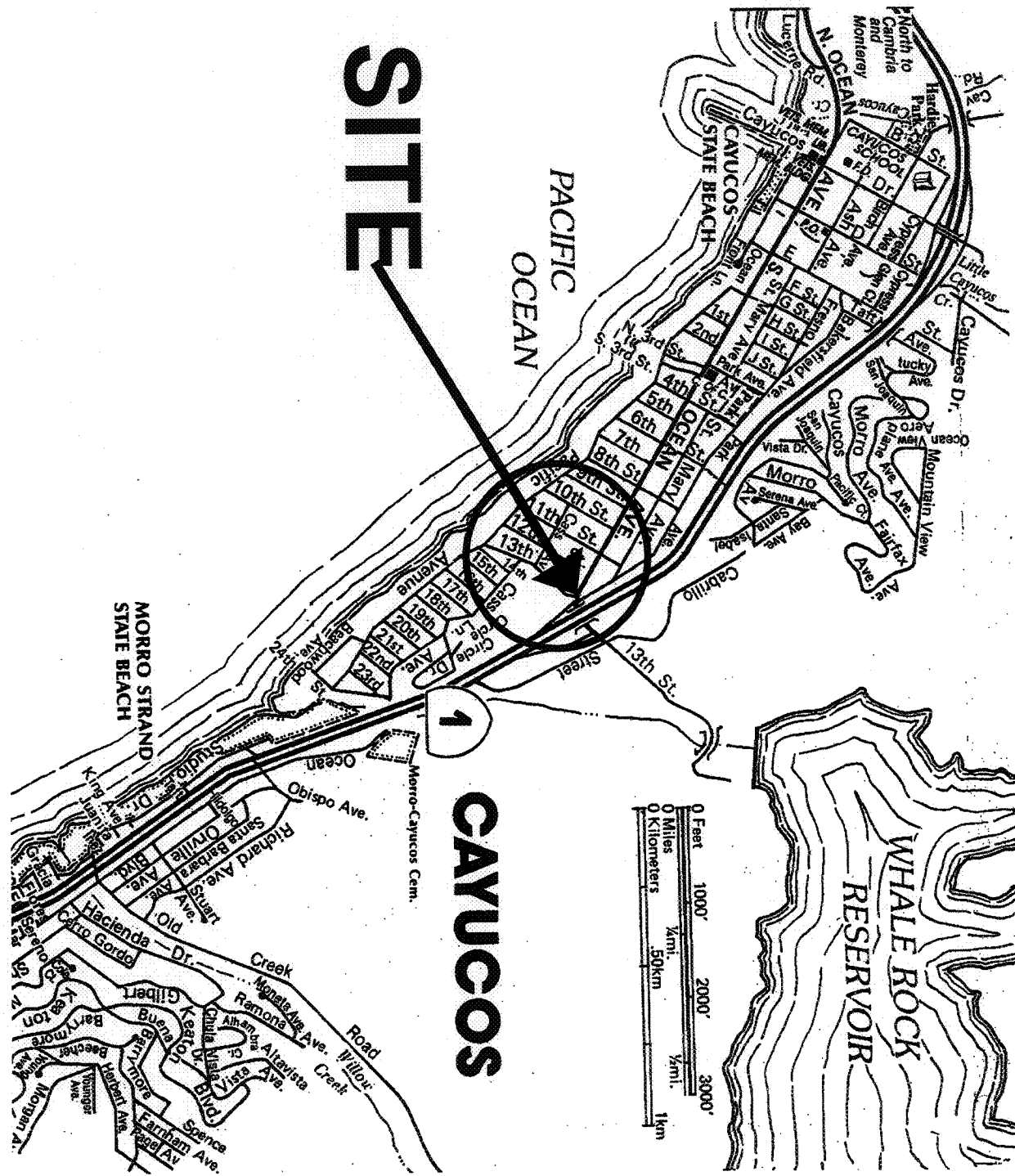
Name of Owner - Print - Ken Lear, Jr.
Director, Planning, Design & Construction


Signature of Owner(s)

9-22-05
Date

Name of Owner - Print - Mark G. Joske
General Manager - LFO-IN, North & Radio

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PROJECT

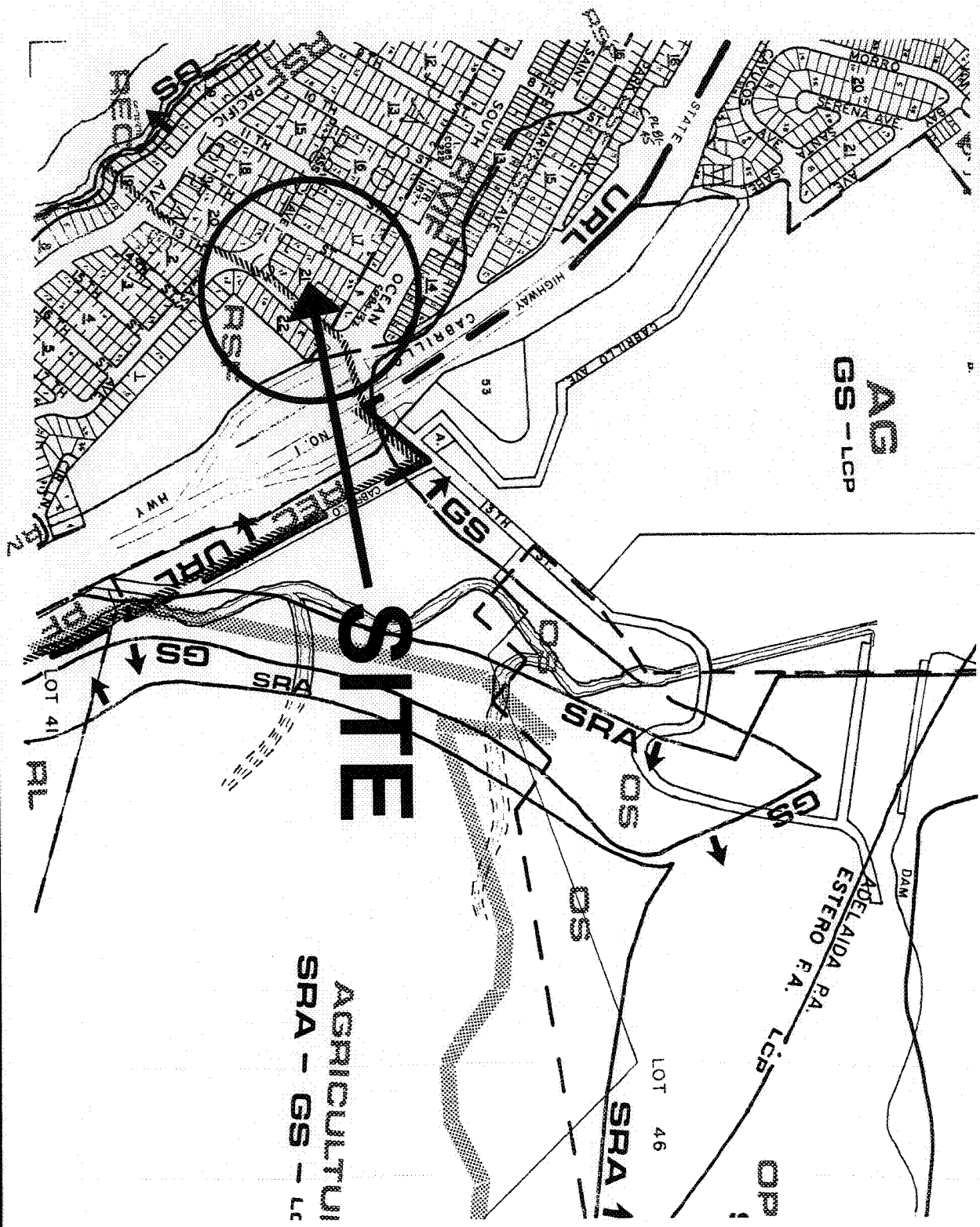
Conditional Use Permit
SBC DRC2004-00060

EXHIBIT

Vicinity Map



2-58



PROJECT

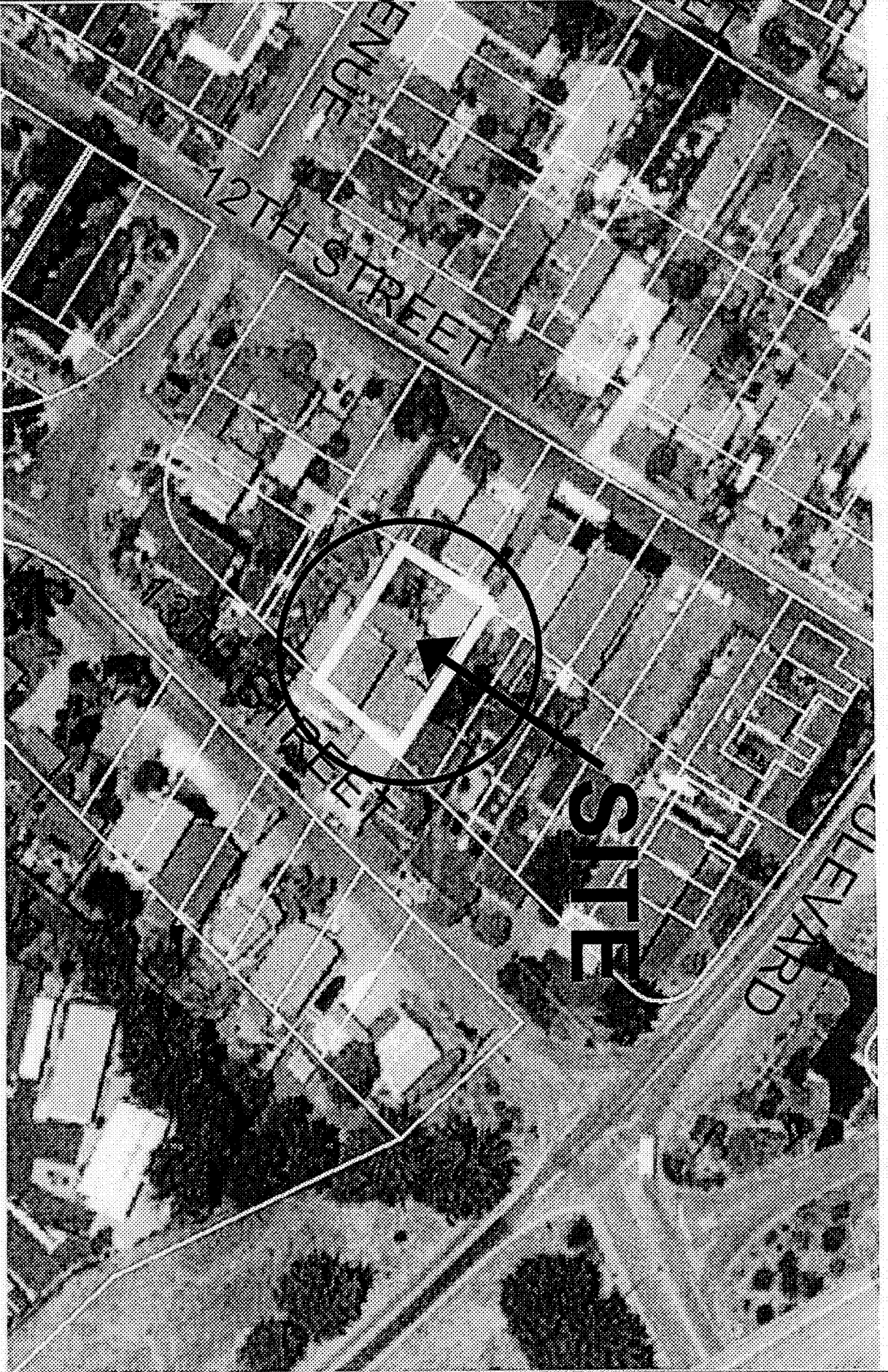
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SBC DRC2004-00060



EXHIBIT

Land Use Category Map

2-59



PROJECT

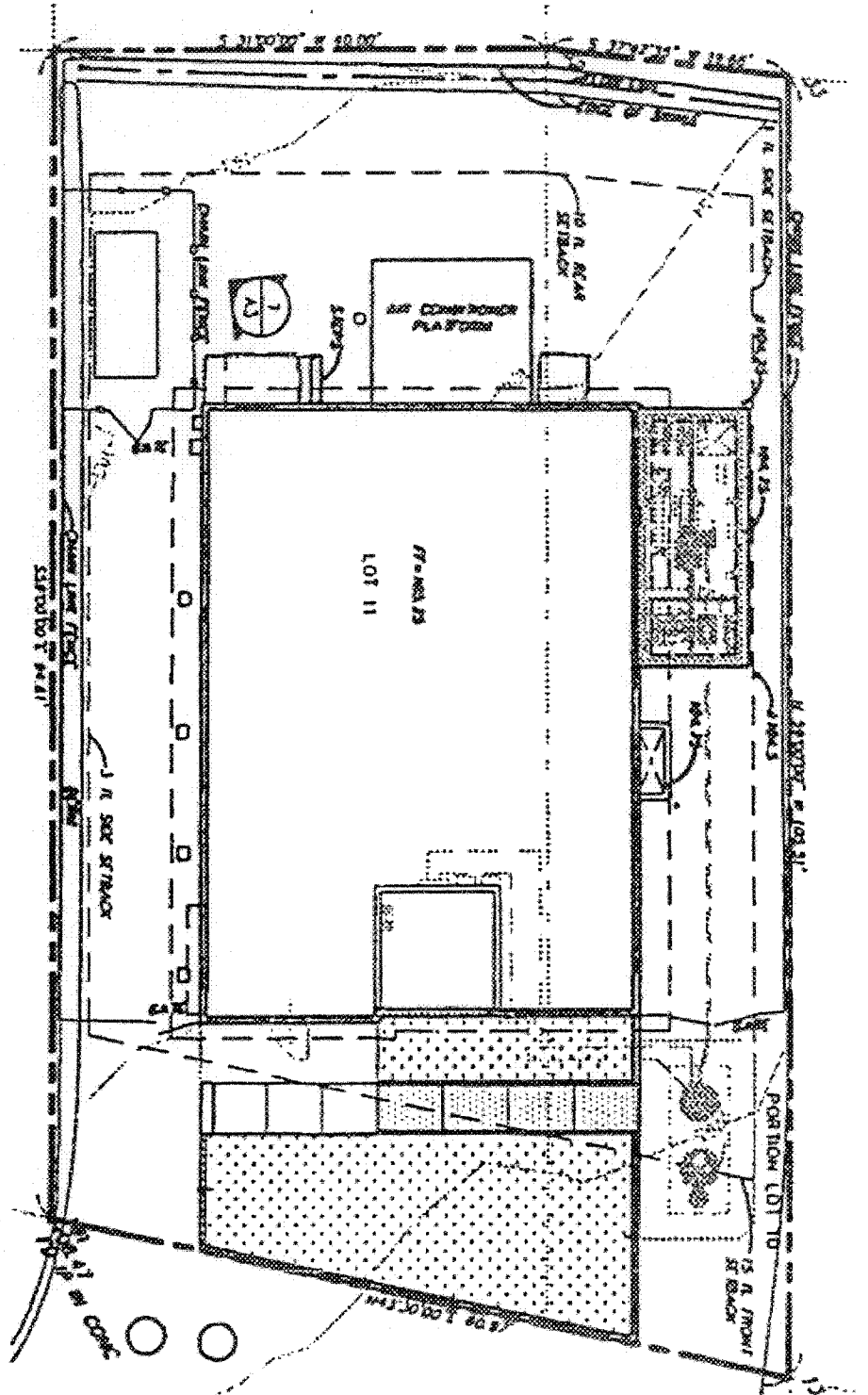
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SBC DRC2004-00060



EXHIBIT

Vicinity Map

2-60



EXISTING SITE PLAN

NOT TO SCALE

PROJECT

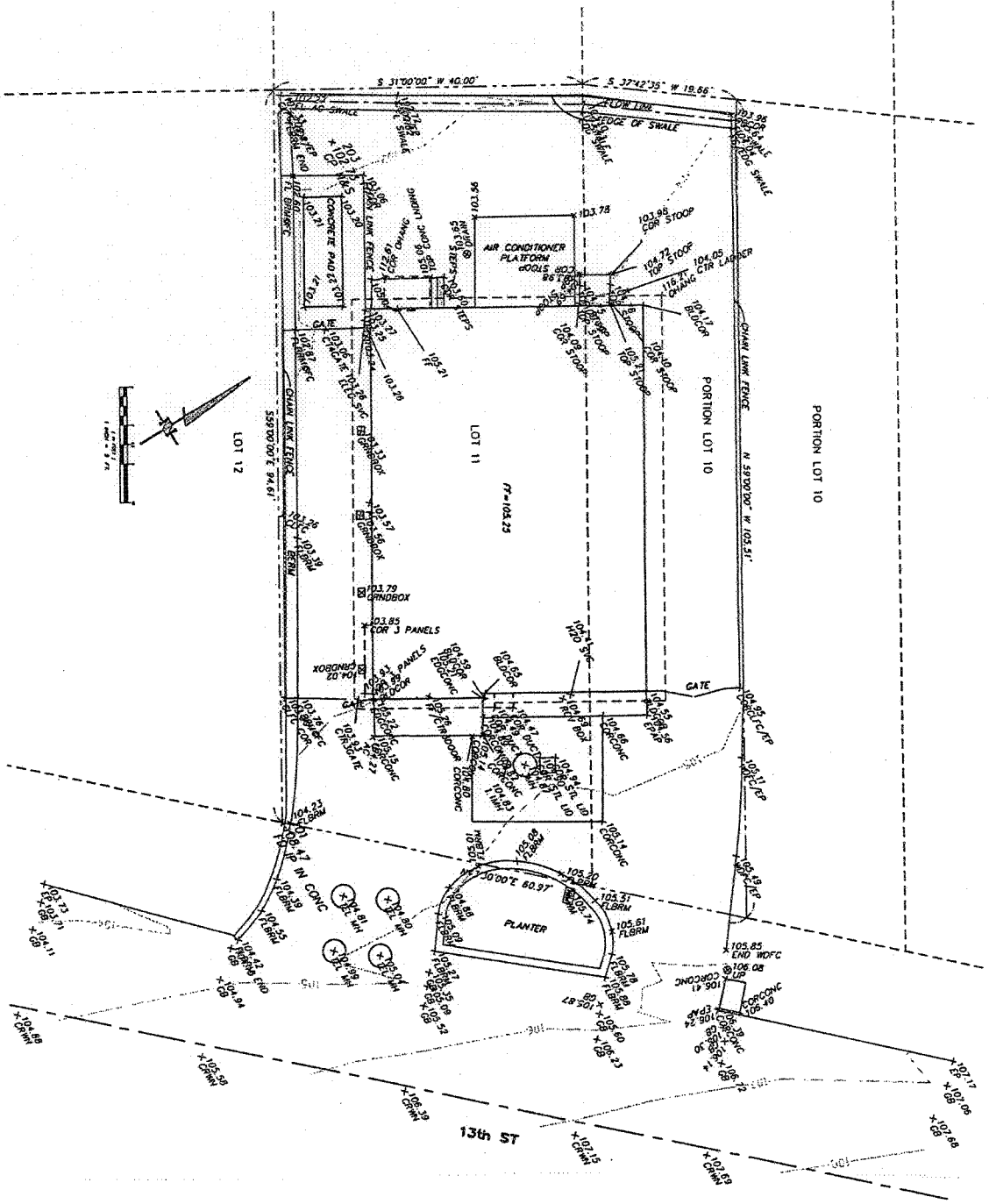
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SBC DRC2004-00060



EXHIBIT

Existing Site

19-261



PROJECT

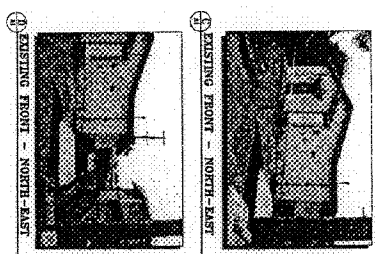
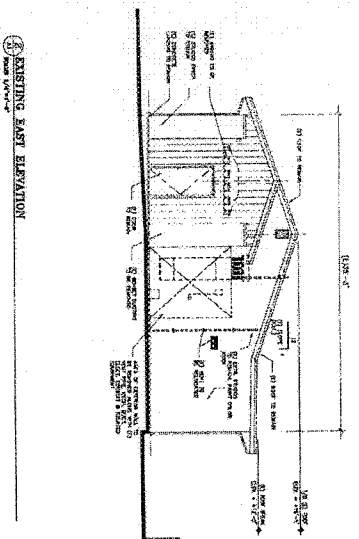
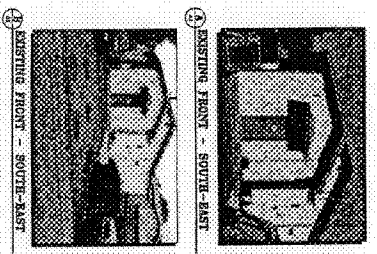
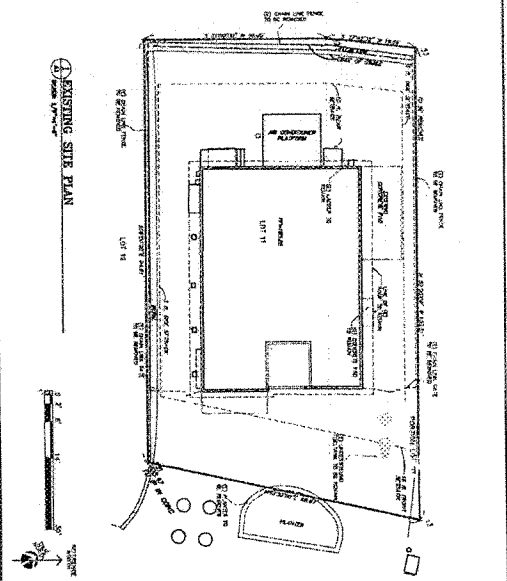
Conditional Use Permit
SBC DRC2004-00060



EXHIBIT

Electrical Upgrade & Site Improvement

2-62



CW/A ARCHITECTURE • PLANNING • INTERIOR DESIGN 1000 N. MISSION ST. SUITE 100 SAN LUIS OBISPO, CA 93201 (408) 755-1111 FAX (408) 755-1112 WWW.CWAA.COM		PREPARED BY: J. GARCIA CHECKED BY: J. GARCIA DATE: 01-10-03
PROJECT: 03-001 SHEET: 1 OF 1 TITLE: EXISTING SITE PLAN AND ELEVATIONS		DRAWN BY: J. GARCIA DATE: 01-10-03

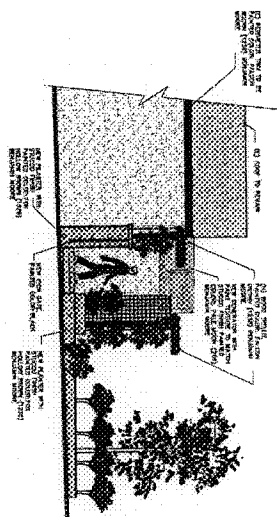
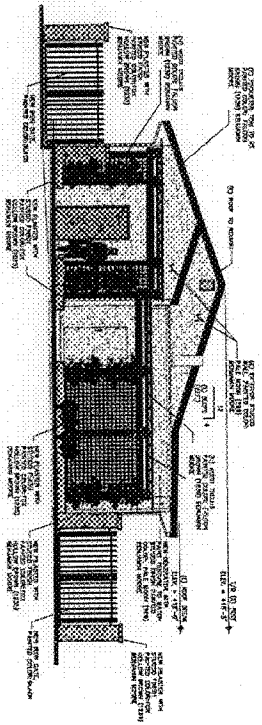
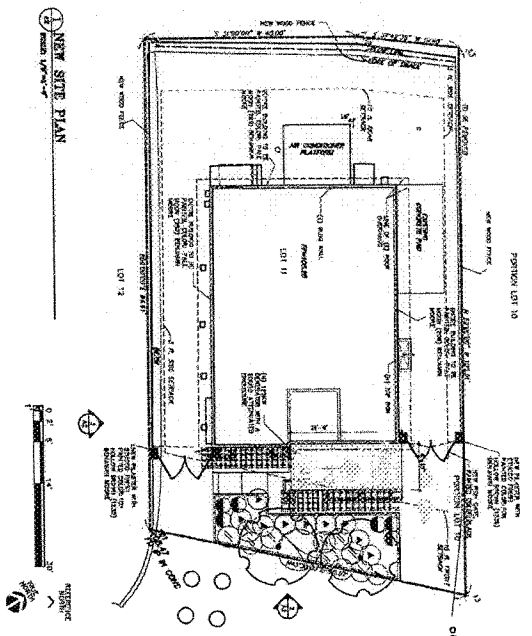
PROJECT

Conditional Use Permit
SBC DRC2004-00060



EXHIBIT

Existing site Plan and Elevations



CW/A Architectural - Planning - Interior Design 10101 Highway 101, Suite 100 San Luis Obispo, CA 93401 Tel: 805/781-1111 Fax: 805/781-1112 Email: info@cw-a.com		PREPARED BY: [Signature] DATE: 01/11/01
PROJECT: NEW STAND-AT-ENGLAND & SITE IMPROVEMENTS 15151 STREET, SAN LUIS OBISPO, CA 93401		SHEET: 1 OF 1 DATE: 01/11/01

PROJECT

Conditional Use Permit
SBC DRC2004-00060



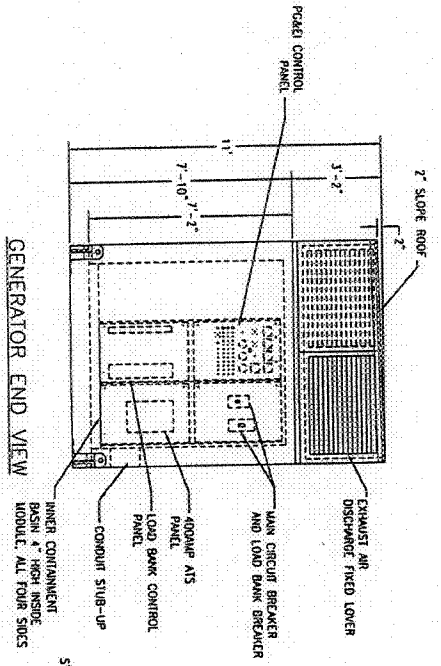
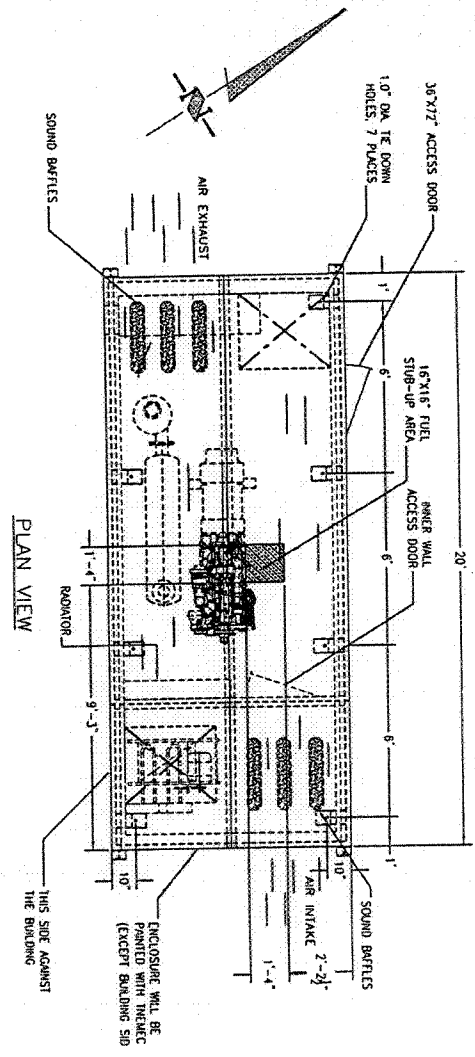
EXHIBIT

Proposed site Plan and Elevations

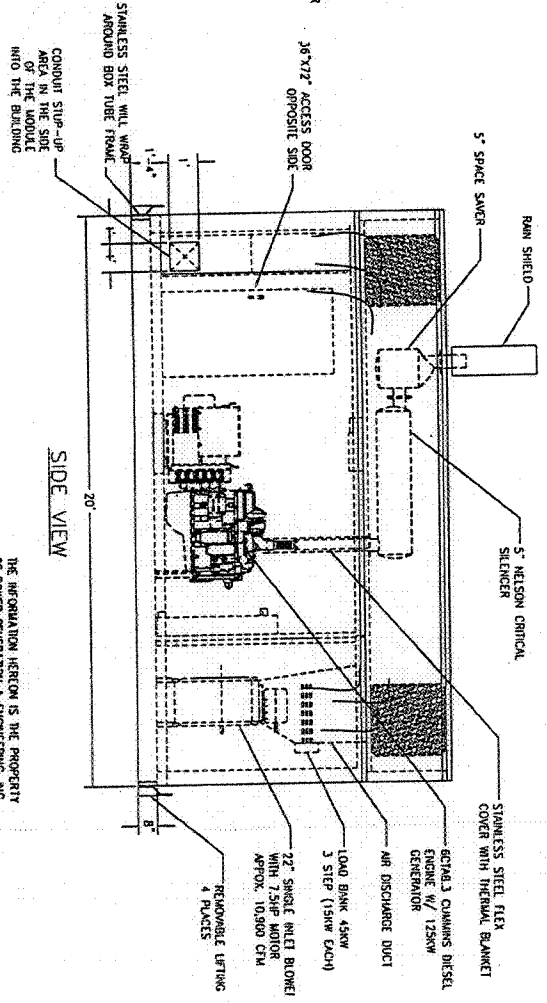
2-64

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

- NOTES
1. HOUSE MATERIAL 12 GAUGE 304 STAINLESS STEEL.
 2. WALL HAVE STAINLESS STEEL DOOR HINGES WITH BRONZE THRUST WASHER. SHALL CLOSE WITH 3-PIN CLOSING HANDLE.
 3. DOOR WILL HAVE 3 PIN PAD LOCKABLE STEEL HANDLES.
 4. WALL HAVE 3/4" / 3 STEP OF RAW MATERIAL LOAD BANK.
 5. WALL USE CHAMBERS ACIA 8.3-02 ENGINE.
 6. WALL USE NEWAGE STAINLESS GENERATOR.
 7. ENCLOSURE MUST SIT FLAT ON CONCRETE SLAB TO MEET SOUND LEVEL.
 8. APPROXIMATE WEIGHT: 3,450 POUNDS DRY.
 9. 1" OF 2" STAINLESS INSULATOR ON INNER WALLS.
 10. FINISHED WITH PREPARED WAFLED ALUMINUM SHEETING AND HELD IN PLACE BY CUP PIN WELDED FASTENERS.
 11. SOUND LEVEL OF THE ENCLOSURE WILL BE 45 DBA AT PROPERTY LINE AND ZERO TO FIVE FEET OFF THE GROUND.
 12. ELECTRICAL INFORMATION: 500 CABLES W/ 44 GROUND (1 FOR CONDUCTIVE, 1 FOR LOAD)
 - (1) 3/4" CONDUIT W/ PULL STRING FOR ALARM CABLE
 - (1) 3/4" CONDUIT FOR 115-350 (IF SENSORS ARE BROUGHT THRU THE MODULE)
 - (1) 3/4" CONDUIT SPRING



VOLTAGE	120/208 3ø 4 WIRE
MAIN CIRCUIT BREAKER	600 AMPS - SET AT 400 AMPS
LOAD BANK CIRCUIT BREAKER	175 AMP - SET AT 150 AMPS
DISTRIBUTION PANEL	60 AMP 120/208 3ø 4W



THE INFORMATION HEREON IS THE PROPERTY OF POWER GENERATION & ENGINEERING, INC. ANY COPIING, REPRODUCTION, OR OTHER USE EXCEPT THAT FOR WHICH IT IS LOANED IS PROHIBITED.

560138-60.DWG

PROJECT

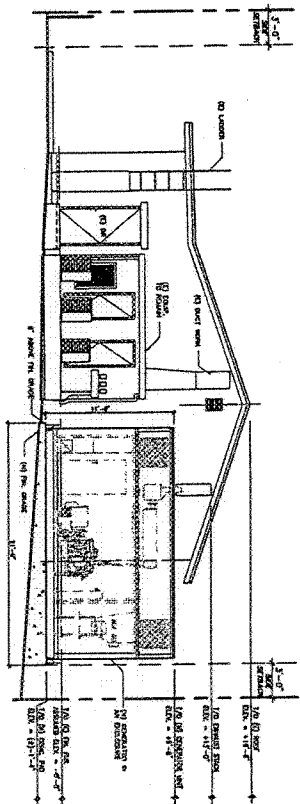
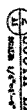
Conditional Use Permit
SBC DRC2004-00060

EXHIBIT

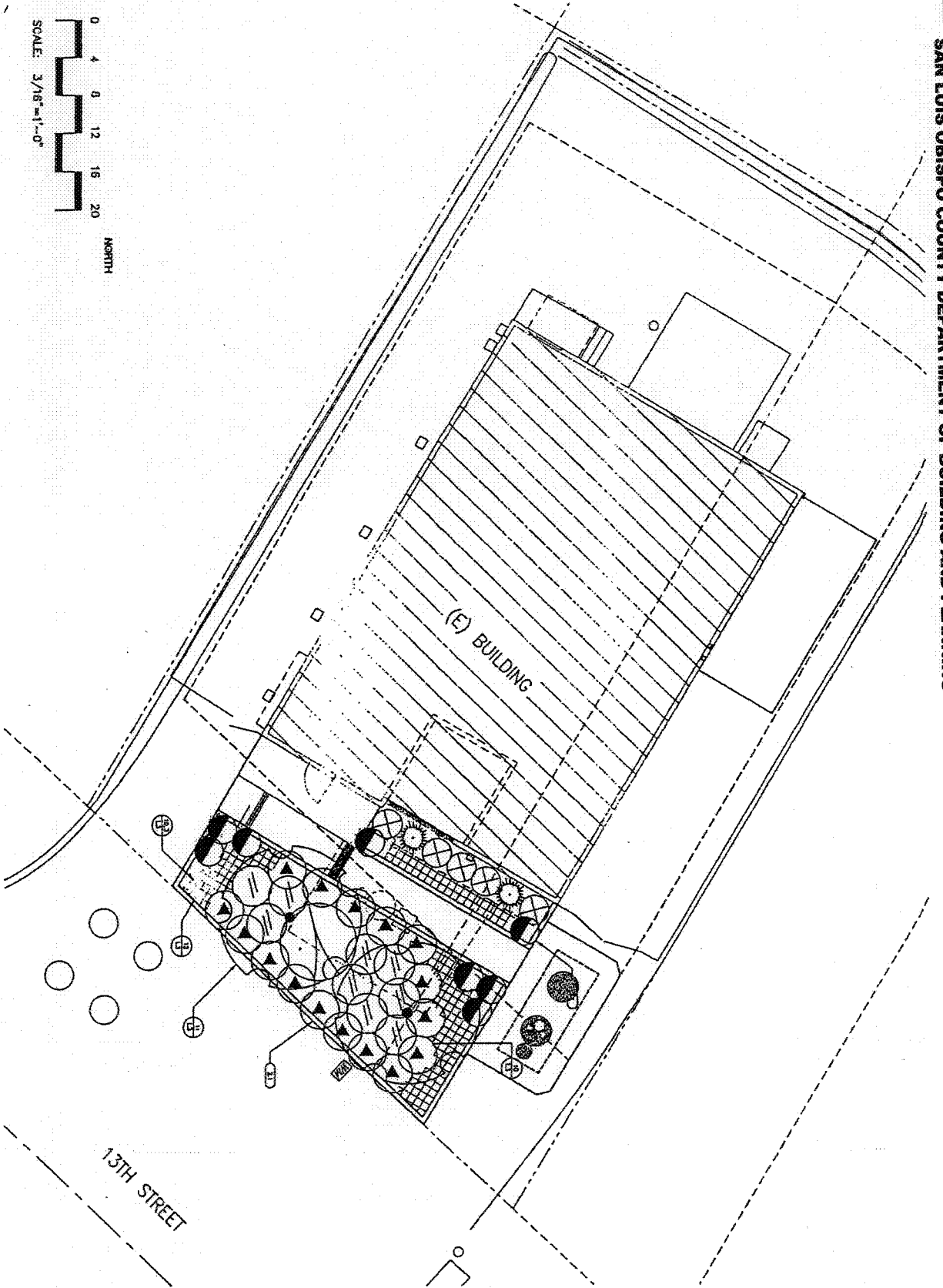
Generator



Original Alternatives submitted by applicant



2.66



PROJECT

Conditional Use Permit
SBC DRC2004-00060



EXHIBIT

Landscape Plan

267

Cayucos

Land Use Committee

Second Referral Report

MEMO

TO: Kerry O'Neill
FROM: Mary Ann Carnegie 995-3659 or email ecarnegi@calpoly.edu
DATE: 08/22/05
RE: Pacific Telephone/SBC Generator DRC2004-00060
65 13th St [064-163-016]

This is a second follow-up report for the SBC 13th St. generator project, and likewise follows up from it being brought before the full Advisory Council on Wed. August 1. Representatives from SBC, as well as several concerned neighbors and community members were present at both the LUC Mtg in June of 2005, where additional concerns were presented at then followed up with another presentation at the August 1 CCAC Mtg.. Original concerns for the project stemmed from installation of a quick, temporary fix, without any notification to neighbors/community last year.

This project (consists of a home, housing a switching facility for SBC telephone equipment—located in a fully developed residential neighborhood) is requesting to do a relocation of its emergency generator, to upgrade the underground fuel storage tank, provide a new main house service panel, and to do new landscaping in the front of the "house". SBC originally provided three different options for the neighbors and the community to consider, as well as provided requested information to questions on the project that arose at previous meetings. The meetings that took place brought out several concerns, served to answer many questions, and provided general information to educate all for both the community's concerns for those living in close proximity to the project, and for SBC's needs, standards, limitations and goals for providing emergency communication backup to the community. Compromises and agreements after many discussions were eventually met and the project was voted on to move forward, however with certain conditions in place based on various concerns.

Concerns

Because this facility greatly affects the surrounding neighbors, and is in the sensitive small scale neighborhood many valid concerns by neighbors were brought up by several in attendance to the meetings.. Representatives from SBC were also in attendance and helped address various concerns from the company's perspective. Concerns and requests by the community were as follows:

- the project is to meet the strictest requirements set by the CA Public Utilities Commission for rules and regulations for such a facility

2-64

- the proposed project will be closely monitored and coordinated with the County Environmental Coordinator
- neighbors had requested to have a list of communities that may have such a facility in SFR neighborhoods—SBC could not provide any examples of nearby neighborhoods or contacts for the concerned neighbors
- standards for the both the interior and exterior noise levels are to be met, and maintained. The standards for how the noise is to be measured is to be established to provide the least amount of excessive noises to the surrounding neighbors. Noise levels are not to interfere with sleep, communication, relaxation, and the full enjoyment of the surrounding properties
 - It was generally asked as to what is the current dB level? And what is that equivalent to? An example of the actual noise level was requested in order to better relate to the correct level. Currently thought to be designed at 50dB at the property line, however can this be engineered to be less or hardly be audible at all? At the CCAC Mtg. Personnel did not bring in actual example of noise level with dB meter, as had been requested, but said actual noise would be at the level of normal conversation and was allowed to be one dB over ambient noise level—ambient being 54 dB supposedly. [concern is that neighbors approx 50-75ft. away can hear the current facility. If the dB level is determined based on lot size—is this acceptable for being in a SFR neighborhood and why can't more stringent levels be enforced? Hopefully the newer facility will be much quieter-SBC said the newer facility would be] the concern was to have the ambient noise level strictly enforced.
 - operating times of the facility can be negotiated by the neighbors, i.e. once a month, when and for how long? Was mentioned that it could be coordinated with trash pick-up day since this is the noisiest measured day of the week for this area.
- the proposed project is not to adversely affect the value of surrounding real properties; in fact, the new facility would hopefully maintain or even improve property values through its improvements and adherence to regulations. This was a very real and major concern by all surrounding properties. To maintain the property, and surrounding property values, the following concerns were then mentioned
 - the facility would be maintained—paint, landscape, noise, fumes, etc.; blight would not be tolerated at any time
 - a list for contacts for repairs, maintenance, general questions for issues that may arise on this project during construction and for its upkeep afterwards would be made available to the neighbors for both SBC contacts, and/or county personnel
- Is there usually a larger buffer zone than the 3ft. setback for SFR neighborhoods, how can the dB levels be dwindled, as well as the structures for viewing in such close proximity to homes, backyards be minimized or improved upon? SBC considered three locations for the generator—front, side and back and thought with moving the facility further forward into the front setback, some of the major concerns would be removed for the neighbor in back. However, a variance to the front setback would then need to be requested. It was thought this would be an acceptable compromise to offer some relief to the neighbors, but would not be a project to set precedence or exception to the setback rule for other projects. This particular project also has minimal traffic or parking to cause further impact with the front setback exception. Also does, or will the proposed project cross over into any private or public lands, right-aways and if so how will those areas be addressed in the way of maintenance, etc.?

2-69

- concerns were also greatly expressed over the diesel fumes that will be generated from the pump—how will these be minimized? All odors, fumes should not emit matter causing noxious odors that would be perceptible to the surrounding residences. Strictest standards for the equipment should be enforced and maintained and shall meet Air Pollution Control District Standards as well as regularly scheduled Reviews where reports will be available for the public to review.
- any and all hazardous wastes were not to accumulate on this site; concerns were “What are the wastes and are they hazardous?” SBC said they were not, but had to be marked as such. Neighbors and community requested to have them always removed in a timely matter and noted that they not be allowed to accumulate or stackup on the property at any time
- another concern was, is such an increase in the size of the facility actually needed for the projected limited future growth of Cayucos? [i.e. validation for the unit and its proposed capacity, size] SBC was to look at the next 10 years and compare to see if they have realistically evaluated the needs of a developed and older population. The reports though really unclear showed this based on what their standards are. However, statistics can always show anything one wants them to indicate—but based on technology, its future, DSL, cell phones. Etc. it probably is warranted.
- last and foremost was that the neighbors in attendance wanted SBC to find out first if an alternate site was ever even considered? Where, and then would it even be acceptable? AND could the facility's equipment be placed underground to buffer the sounds even more? All of these possible alternative solutions were not at all feasible per SBC. The project is needed for emergency services, backup and communication. Though surrounding neighbors would obviously prefer the project would not be located near them this is not feasible at this time. Originally when located here in the 1960's it was on, centrally located for Cayucos proper, but probably on the outskirts of town, and not in as densely inhabited neighborhood as now. However, the concerns are real and should be met to satisfy the current neighbors as much as possible to not hinder their property value or healthy living conditions.

These concerns were presented and fully addressed by SBC representatives at the August 1, CCAC Advisory Council. The motion was made, seconded and approved unanimously to recommend approval of the SBC project with all of the concerns being addressed in the conditions of approval, AND that after the environmental study is completed and the project goes for public hearing—notice for the hearing will go out to notify all residences within a 500ft. radius of proposed site.

Respectfully Submitted,

Mary Ann Carnegie
Chair, Land Use Committee
Cayucos Citizens Advisory Council

2-70

Cayucos

Land Use Committee

MEMO

TO: Kerry O'Neill ✓
FROM: Mary Ann Carnegie *MAC* 995-3659 or email ecarnegi@calpoly.edu
DATE: 11/05/04
RE: Pacific Telephone/SBC Generator
65 13th St [064-163-016] DRC2004-00060

This is as a follow-up from the project coming before the full Advisory Council earlier in the year from concerned neighbors who were apparently never notified of the actions taking place at the time on this project. It was per that meeting that any further action on this project would be brought to the Land Use Committee for discussion/action.

This project (a home housing switching facility for SBC telephone) is now requesting to do a relocation of its emergency generator, upgrade the underground fuel storage tank, provide a new main house service panel, and do new landscaping in the front of the "house". SBC has provided three different options for the neighbors and the community to consider.

Concerns:

Because this facility greatly affects the surrounding neighbors, and is in the sensitive small scale neighborhood community many of the neighbors voiced many valid concerns. Consequently they were invited to participate in the discussion. A representative for SBC, Mr. Felix Rodriguez, architect and Sr. VP of GWA was also invited to attend and to answer any questions and/or concerns. Some of those are as follows:

- What is the current dB level? Though currently designed at 50dB at the property line, can this be engineered to be less for the concerns of the neighbors and to hardly be audible at all?
- Operating time can be negotiated by the neighbors, i.e. once a month, when and how long?
- A real concern is that currently neighbors approx 50-75ft. away hear it all the time. If the dB level is determined based on lot size—is this acceptable for being in a SFR neighborhood and why can't more stringent levels be enforced?
- Everyone's major concern was for the devaluation of their property. How can and will this be eliminated for them, with this project, and looking into the future. For example, what else might occur in the future with this facility to cause further property concerns?
- How many communities have such a facility in such close proximity to SFR? Would really like to have addresses of local sites to go and see, discuss with neighbors—contacts would be appreciated.
- Is there usually a larger buffer zone than the 3ft. setback for SFR neighborhoods? How can the dB levels be dwindled? As well as how can the structures in such close proximity to homes, backyards be minimized or improved upon? Visual impacts are actual eyesores.

RECEIVED

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2-71

- Concerns were expressed over the diesel fumes that will be given off from the generator—how will this be minimized
- Last and foremost, was that the neighbors in attendance wanted Mr. Rodriguez to find out first if there would be an alternate site considered? Where this would be and if this would be acceptable? He said he would check into this and get back, but that this would be highly unlikely, but as a concern, would not leave it unanswered for the neighbors. Consequently, this was placed on an information hold until these questions could be reviewed and answered in greater detail for all concerned.

Recommendations:

The project as is was not approved by the committee and was placed on hold for further information. The committee will wait to hear further from Mr. Rodriguez via the County Planner, regarding the above concerns, other possible options [i.e. re-location] and/or then to consider the details of the options put forth in greater detail and requests by surrounding neighbors and the community.

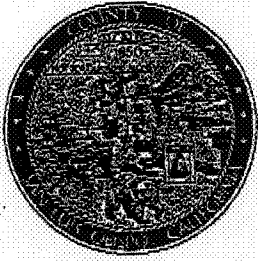
Respectfully Submitted,

Mary Ann Carnegie

Mary Ann Carnegie
Chair, Land Use Committee

2-72
KO

11



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/17/04
TO: Cay FPD
FROM: Coastal Team
(Please direct response to the above)

Pacific Telephone / SBC
DRC 2004-00060
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION: CUP/Dev. Plan. SBC -> relocation of emergency generator off 13th & Hwy. 1, approx. 1 to 2 block west of the coastline. PG & E powered / SBC equipment. Located in Cayucos. See site plans...

Return this letter with your comments attached no later than: 10/1/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
X YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Generator Enclosure need built-in fire protection & monitoring system.

9-28-04
Date

Bill Radke
Name

995-3372
Phone



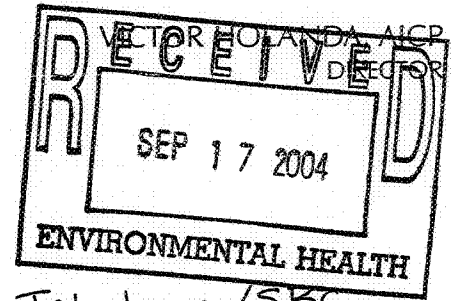
2-73

KV

11

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 9/17/04
TO: Env. Health
FROM: Coastal Team
(Please direct response to the above)

Pacific Telephone / SBC

DRC 2004-00060

Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION: CUP/Dev. Plan. SBC -> relocation of
emergency generator. Off 13th & Hwy. 1, approx. 1 to
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 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

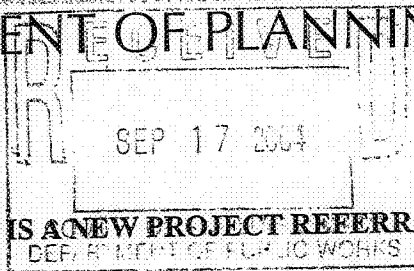
PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Please provide updated hazardous materials business plan for
new location to the Hazardous Material Section within this
office. Supervisor = Jeff Poel 781-5544

10/1/04
DateL. Salo
Name781-5551
Phone



KD 2-74 11
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING



VICTOR HOLANDA, AICP
DIRECTOR

DATE:

9/17/04

FROM

PW

FROM
TO

Coastal Team

(Please direct response to the above)

Pacific Telephone / SBC

DPC 2004-00060

Project Name and Number

Development Review Section (Phone: 781-788-2009) ()

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☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend Approval - No Concerns

07 Oct 2004
Date

Goodman
Name

5252
Phone